

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

Town of Brookline
Board of Appeals Public Hearing
Re 500 Harvard Street

Remote Zoom

Wednesday, September 30, 2020
7:00 p.m. - 9:20 p.m.

A P P E A R A N C E S

Maria Morelli, AICP, Senior Planner
Planning and Community Development
Town of Brookline
333 Washington Street
Brookline, MA 0445
(617) 730-2670
mmorelli@brooklinema.gov

Board of Appeals

Jesse Geller, Chairman

Johanna Schneider, Board Member

Kate Poverman, Board Member

Randolph Meiklejohn, Board Member

Victor Panak, Planning Department

Clifford Boehmer, Architect

Judi Barrett, Barrett Planning Group

Jennifer Dopazo-Gilbert, Attorney

John Harding, Architect

P R O C E E D I N G S

MR. GELLER: Good evening, everyone.
My name is Jesse Geller. This is a continued
application for comprehensive permit involving
property located at 500 Harvard Street.

The board members seated with me this
evening are Kate Poverman, Johanna Schneider,
Randolph Meiklejohn. Say your names -- as I read
off your names. Kate?

MS. POVERMAN: Here.

MR. GELLER: Johanna?

MS. SCHNEIDER: Present.

MR. GELLER: Randolph?

MR. MEIKLEJOHN: Present.

MR. GELLER: Staff, when I call your
name, please respond in the affirmative. Maria
Morelli?

MS. MORELLI: Present.

MR. GELLER: Oh, we don't have anybody
else.

MS. MORELLI: We have Victor.

MR. GELLER: Oh, Victor. Victor, how
are you?

MR. PANAK: I am good, and I'm here.

1 MR. GELLER: Great. All speakers
2 should identify themselves by name prior to
3 speaking. This meeting of the ZBA in open --
4 this hearing of the ZBA in open session is being
5 conducted remotely and in a manner that is
6 consistent with Governor Baker's March 12, 2020
7 executive order concerning the current state of
8 emergency in the Commonwealth due to the
9 outbreak of the COVID-19 virus.

10 In order to mitigate the transmission
11 of COVID-19, we have been advised to practice
12 physical distancing, and the requirement of the
13 open meeting law that public bodies such as this
14 conduct their hearings in a publicly accessible
15 physical location has been suspended.

16 The governor's order, which is posted
17 with agenda materials for this hearing,
18 authorizes this body to meet entirely remotely
19 so long as adequate public access is provided.
20 Adequate public access does not include public
21 participation, unless such participation is
22 required by law.

23 This hearing will feature public
24 comment. For this hearing, the ZBA is convening

1 by video conference via Zoom, as posted on the
2 town's calendar, which identifies how the public
3 may access the meeting.

4 Be advised that this hearing is and
5 that some attendees may be participating by
6 video conference. Accordingly, please be aware
7 that others may be able to see you, and take care
8 not to screen share your computer. Anything
9 that you broadcast may be captured by the
10 recording.

11 All supporting materials that have
12 been provided to members of this body are
13 available on the town website and attached to
14 this hearing invitation. The hearing will
15 follow the agenda, unless I note otherwise.

16 Finally, before turning to the agenda,
17 I'll cover some ground rules that will permit
18 clear and effective conduct of our business and
19 help to ensure accurate hearing minutes.

20 I'll introduce each speaker on the
21 agenda. After they conclude their remarks, I
22 will invite each member, by name, to provide any
23 comment, questions, or motions. Please hold
24 yours until your name is called. Please also

1 remember to mute your phone or computer when you
2 are not speaking and to speak clearly and in a
3 way that helps generate accurate minutes.

4 Before responding, please wait until
5 the floor is yielded to you, and state your name
6 before speaking. If members wish to engage in
7 private conversation with other members, please
8 do so through me. Finally, each vote taken at
9 this hearing, should there be a vote taken, will
10 be conducted by roll call vote.

11 For the public comment component of
12 this hearing, I will first ask members of the
13 public who wish to speak to identify themselves
14 by name and address only. I will call on each by
15 name. Please enter your name into the chat
16 section. You can find the chat icon on the
17 bottom of your screen. Click on this icon, and
18 the chat window will appear on the right.

19 Our host, Victor -- you're hosting,
20 Victor -- will cue members in the order in which
21 it is received. Additionally, we will ask if
22 members of the public who are calling in would
23 like to speak in favor of or in opposition to the
24 project.

1 For the record, tonight's hearing is
2 being transcribed. So we will have a transcript
3 record approximately two weeks after the date of
4 this hearing. It is also being recorded, and I
5 believe it's also available online on Brookline
6 Cable Television.

7 Tonight's hearing is focused on
8 architectural design review peer review. I also
9 want to note that our consultant, our 40B
10 consultant, Judi Barrett, is with us. Welcome,
11 Judi. And as we did in our last hearing, last
12 week, September 23, at this hearing, we will
13 offer an opportunity for anyone, any members of
14 the public, who want to offer comment on the
15 subject of this evening's hearing.

16 So again, as I noted before, I ask
17 that anyone who wants to offer testimony listen
18 to your predecessors. If you agree with them,
19 that's great. Let us know you agree with them,
20 but we don't need to hear the same information
21 several times over. If you have new
22 information, we absolutely want to hear it.
23 Please confine your comments to the topics of
24 this specific hearing.

1 Board members, although tonight's
2 agenda is somewhat limited, we're in the stage
3 of this comprehensive permit application where
4 once we have concluded peer review -- and last
5 week, we heard traffic and parking, and tonight,
6 again, we'll hear design elements -- it is
7 incumbent on board members to give their charge
8 to the developer for a response.

9 We will, of course, as we have in the
10 past, give the developer an opportunity for
11 rebuttal after peer review, and then we will
12 have commentary from the public.

13 Maria, do we have any updates on
14 scheduling issues, administrative information?

15 MS. MORELLI: Sure. So just a few
16 things. Let's start with the --

17 MR. GELLER: Who are you?

18 MS. MORELLI: -- with the schedule.

19 MR. GELLER: Who are you?

20 MS. MORELLI: Oh, Maria Morelli --

21 MR. GELLER: Thank you.

22 MS. MORELLI: -- senior planner,
23 planning department. Sorry about that.

24 So as you know, the deadline to close

1 the public hearing is December 16, 2020, and I
2 have discussed an extension with the applicants,
3 and I'm proposing an extension at this time
4 until January -- or the end of January 2021.

5 It's too early to decide the next
6 hearing, but at this point, because we have town
7 meeting, and because we do need to give the
8 applicant time to respond to the charge, I think
9 it's going to be difficult to have hearings in
10 November. So that's why I'm asking for an
11 extension at this time until the end of January.
12 There are a few items --

13 MR. GELLER: Maria, so you don't feel
14 that it's a possibility in October just because
15 of people's schedules or because of the task at
16 hand, or a little of both?

17 MS. MORELLI: Right. So this is --
18 it's September 30. I'd like to give the peer
19 reviewer at least one week to write a follow up
20 report, and I think, you know, there were a lot
21 of things, actually -- it was a very dense
22 report.

23 So I would expect that we do need to
24 give the peer reviewer at least one week, and I'd

1 like to give the ZBA about a week to digest that,
2 and, of course, I want to be fair to the
3 applicant. We do like to have at least one or
4 two working group meetings.

5 So I think to have all of that take
6 place in four weeks would be challenging. We'll
7 always try, but I do think it will be challenging
8 to have the next hearing within four weeks.

9 MR. GELLER: Okay.

10 MS. POVERMAN: I know you've thought
11 this all through. I apologize. This is Kate
12 Poverman. The town meeting doesn't start until
13 the middle of November, like around the 15th. Is
14 there any chance of getting in in the first two
15 weeks of November?

16 MS. MORELLI: Yes, I do think that we
17 can have a hearing in early November, but I
18 really have estimated that we need at least five
19 more hearings, and if I waited until the next
20 hearing in November, and then we have town
21 meeting, that really -- we still need like two
22 more hearings.

23 So I just don't see that happening
24 before December 16. And I think if we wanted to

1 promote Ms. Dopazo-Gilbert, who's the attorney
2 for the applicant, she could speak to that
3 schedule.

4 MR. GELLER: Is that a yes, Ms.
5 Morelli?

6 MS. MORELLI: Yes. Please promote
7 her. Thank you.

8 MS. DOPAZO-GILBERT: Thank you. Good
9 evening, everyone. Jennifer Dopazo-Gilbert. So
10 the applicants -- I just want to point out that
11 this will be the third extension that we've
12 granted to the town. And, of course, no one
13 could have predicted the pandemic and the
14 resulting schedule issues and so forth, but
15 certainly, we knew that November is a busy month
16 always for town meeting, and December is a busy
17 month for holidays and whatnot.

18 So I just want to be very clear that
19 this is the third extension; that time and
20 schedule is very important to the applicants.
21 So while we are amenable to going to the end of
22 January, and we'll provide Maria with a written
23 extension to that date, I would ask that you
24 reconsider scheduling something in November. I

1 don't think we need to miss a whole entire month.
2 No one knew that the zoning board was not going
3 to conduct virtual hearings until August, and so
4 this project has been significantly delayed by
5 both the pandemic and the fact that the board
6 began conducting business again in August.

7 So while we're happy to go with a
8 third extension until the end of January, I
9 don't think we need to go beyond that,
10 especially if we could fit in something in
11 November, whether we revisit traffic and parking
12 and take up the design at a later date, but I
13 would hate to just cross off an entire month and
14 then go into the month of January, which is
15 loaded with holidays and other commitments and
16 so forth. So I'd ask for your consideration
17 there, and thank you very much for letting me
18 speak.

19 MR. GELLER: Thank you.

20 MS. MORELLI: Thank you. Mr. Chair, I
21 just want to clarify. I do plan to schedule
22 something for the first week in November. I just
23 feel like October might be a problem, but I
24 certainly will be aggressive in scheduling

1 working group meetings in October.

2 MR. GELLER: Yeah, that would be my
3 personal ask. I think working through this with
4 care and deliberation is important. Other
5 agenda items that are of informational or
6 administrative nature?

7 MS. MORELLI: Sure. The other things
8 that we are tracking -- the building
9 commissioner has requested, as he does with all
10 40Bs, a preliminary building code analysis.
11 Sometimes when we have buildings very close to
12 the property line where there's another building
13 on or very close to the property line, he
14 especially wants to look at a preliminary
15 building code analysis, and that would be the
16 case with that north facade.

17 The applicant has submitted a detailed
18 trash plan, and we would like to have that vetted
19 with the health department and DPW, especially
20 to understand intensity of use, especially with
21 mixed use or retail uses.

22 We do need to talk a little bit about
23 storm water. I don't have anything other than
24 some civil drawings. So I will -- we'll want to

1 see something more about storm water so that DPW
2 can respond to that. And those are the three
3 items that we're basically tracking.

4 MR. GELLER: Maria, forgive me if I
5 missed it. Those town boards, departments that
6 have not already weighed in, are we going to at
7 some point get information from them? For
8 instance, in the past, we've gotten information
9 both, you know, from our respective fire and
10 safety services. You know, I'm sure we're going
11 to want something from DPW or from the town
12 engineering department.

13 MS. MORELLI: Right, so that's what --
14 the stuff that we do want to hear from, say, DPW
15 would be trash and storm water. So that would be
16 for the next hearing. I certainly will be
17 getting comments before then, so I will
18 understand how that affects the plans,
19 especially with the health department. We don't
20 need to wait until the next hearing to get some
21 feedback to the applicant.

22 MR. GELLER: Good, good. Great. So
23 we've got that tracked sort of in our broader
24 schedule purview. Anything else?

1 MS. MORELLI: That's it at this time.

2 MR. GELLER: Great. So I see Cliff
3 Boehmer sitting there. One of the advantages of
4 these virtual hearings is we all get to look at
5 everybody's home lives, sort of. So it's always
6 nice to see what an architect's home looks like.
7 I guess that goes for you, too, Randolph. So
8 let's promote Cliff, Victor.

9 MR. PANAK: I believe he is promoted.

10 MS. MORELLI: He is promoted. I don't
11 know if he needs to share his screen. It's super
12 easy.

13 MR. PANAK: I have authorized it. So
14 Cliff, you should be able to share your screen.

15 MR. BOEHMER: I'm not sure I really
16 need to, but it may be -- if some people need to
17 look at the images, that's fine.

18 I think Maria mentioned earlier that
19 this report is dense, and it is. So I think it
20 would be pretty boring for me to go through and
21 read it. I don't really want to do that, and I
22 think I've tried that at some times in the past,
23 and it's not very interesting. So I guess I
24 would like to start -- a couple -- make a couple

1 of kind of broad statements that will help put
2 all the detail in that density into perspective.

3 I think it's pretty clear from my
4 report that I'm not very supportive of the
5 design of this development at this point, and
6 there are a lot of reasons why, and they're sewn
7 into this report at various levels. But I think
8 it might make the most sense to make a kind of
9 general statement about context and then finish
10 up maybe with just a teenie bit of discussion
11 about the one image that I did include in my
12 report.

13 I think that they -- from my
14 perspective, there are obviously many ways to
15 review the design of buildings. I think that one
16 way that I tend to look at it, and I think you're
17 all familiar with, is a notion of looking at
18 existing patterns of development, looking for
19 cues from the neighborhood about ways that the
20 building can fit in as well as possible, knowing
21 that the density and bulk of the building might
22 very well be out of context.

23 So this isn't a game of replication.
24 It's more a way of really -- I think if you stick

1 on that image, maybe that's the best one. But in
2 any case, I think there is a kind of -- the
3 problem that I have with what I've seen so far --
4 and I will say that a lot of this is maybe
5 tainted, because the same developer has done a
6 building just up the street. The address is
7 escaping me. I think it's maybe 455 is the
8 development that was one of the earlier of the
9 40Bs along Harvard Street. And so it's a little
10 hard to not keep looking back at lessons learned
11 from that.

12 But I think what I'd like to say is
13 that there are a kind -- the way I look at what's
14 been done on this project to date is what I would
15 call a kind of establishment of a developable
16 envelope, which is simply stated to draw a line
17 around close -- as close to as credibly possible
18 to the lot lines, and as you know, this one is
19 very close on Harvard Street in particular.

20 Generally, this kind of study of a
21 developable envelope is cognizant of building
22 code issues. So it might stay five feet away in
23 some places because at that point, you can put --
24 the building code allows you to put windows in.

1 A certain percentage of the surface area can be
2 fenestrated.

3 So there's a logic to it, but the
4 method, and it's an early study method,
5 typically, would be to draw that line around the
6 perimeter of the site, extrude the building up
7 to a point where I think the height -- and I
8 don't mean this sarcastically; I do a lot of
9 buildings myself -- to a point where it passes
10 the laugh (?) test as far as the height of the
11 building that really works, and that kind of
12 approach can work in certain types of
13 developments.

14 I think urban infill developments are
15 a good example where there's no reason to not do
16 exactly that. Grab as much of the developable
17 envelope as possible, and then work with fabric
18 around you to make the kind of building that you
19 want and make the statement you want and
20 accommodate the uses that are your objective.

21 I think another way -- so I guess I
22 could -- would call that a kind of contextual
23 idea in a sense, but certainly when in this kind
24 of infill situation. I think another way that a

1 lot of architects look at developments is more
2 of -- rather than a fabric building, more of an
3 object building kind of approach, and there are
4 many, many examples of it in Brookline, and a
5 couple even on Harvard Street.

6 And what that is is a conscious break
7 from context. It might be a different kind of
8 approach as far as the expression, a facade
9 expression, or it might be a different kind of
10 massing approach. But in any case, it makes a
11 statement about being a different kind of
12 building, potentially very different kind of
13 scale, but it stands as an object. It's not
14 really directly trying to fit into immediate
15 context.

16 So I think the issue I have with this
17 building is it doesn't really do either. It's a
18 kind of contextual building, but in the wrong
19 context. And that's why I included that image at
20 the end, where if you look in the kind of urban
21 setting, and I think that was Main Street in
22 Worcester, this building would fit in very well.
23 Absolutely, it would solve a corner condition.
24 It could work very well.

1 I think in this -- where this building
2 sits now, it isn't fabric, because if it were
3 fabric, it would make some acknowledgment of the
4 context and maybe define the -- figure out --
5 start with that developable volume, but then
6 work with that volume in a way to make it fit in
7 and really strengthen the context, as many of
8 the buildings in this specific area actually do,
9 where they reinforce each other.

10 So it clearly doesn't do that. It's
11 the piece of clay waiting to be carved. Nor does
12 it fulfill -- even though it dimensionally is,
13 in fact -- I believe it would be the tallest
14 building on Harvard Street, it doesn't really
15 take advantage of its height to make much of a
16 statement beyond what I said was the definition
17 of a developable envelope.

18 So from my perspective, it's a
19 building -- and this may sound harsher than the
20 way I normally am, but it's a building waiting to
21 be designed. I acknowledge that it has
22 recognized the borders -- the constraints of the
23 site by following the lot lines. I think in its
24 current, the notion of extruding it straight up

1 creates conditions that are unlike any other
2 conditions on Harvard Street. Harvard Street
3 has a lot of anomalies, it has some holes in it,
4 but overall, the attitude along Harvard Street
5 has been strengthening the pedestrian
6 experience, creating an active streetscape.

7 Going back to what I said at the
8 beginning, this developer -- I think, again,
9 that kind of tension I feel about this one is
10 this developer, I thought, did really an
11 excellent job on the first building that I
12 reviewed that they did on Harvard Street, which,
13 in many ways, was actually harder. It was a
14 harder building as far as figuring out what that
15 building should say. The context was different.
16 It was on a corner, but it only had one small
17 wood frame residential building.

18 The building across the street that
19 was developed subsequently wasn't there yet, and
20 on the north side of that building, there was
21 just a big parking lot, and there was a lot of
22 care and attention paid to -- in that case,
23 because it was an earlier incarnation of a mixed
24 use building on Harvard Street, it really set an

1 example that I think really did have a positive
2 impact on other buildings that have been
3 developed along Harvard Street.

4 So the -- getting back to the density
5 issue, the reason it's so dense, I think, is
6 because there's so much opportunity in this
7 building, unlike the building at 4 -- I think I'm
8 right it's 455. If I'm wrong, I think you
9 probably know the one I'm talking about. Unlike
10 455, this building has some very interesting
11 context to the north, to the west. It has
12 already a nicely established setback on the
13 neighbor to the north.

14 There's tons of cues that can be taken
15 from those buildings that actually -- and when I
16 meant that there's some nice relationships going
17 on already, if you look across Verndale, those
18 buildings are all working together well. That
19 type, that lower -- I think the three-story Main
20 Street buildings with the strong base on them
21 setback for some landscaping, those work very
22 well, and this building really doesn't even take
23 any cues from them.

24 So I think that what my report goes

1 into are some of the kind of normal laundry list
2 things that are going to at the end of it, of
3 dismissing the information in the documents.
4 But for me, what's really missing more than
5 anything is really creating a volume that either
6 works as celebration of being the tallest
7 building on Harvard Street, and somebody's got
8 to be the tallest building.

9 So there's nothing inherently wrong
10 with that. Nor does it find a way to really
11 create a bigger sense of itself as those
12 buildings across the street from Verndale do and
13 other buildings that work with context to create
14 a more coherent streetscape.

15 So I think that is kind of my biggest
16 point. I really do have a lot of details in that
17 report of things that I think need to be looked
18 at, I think the parking. I brought up a point
19 about getting an advisory opinion from AAB. I
20 think that is important. There are some
21 sections of that code that do need to be properly
22 interpreted, and to me, that's not a design
23 development or construction document issue.
24 That is a feasibility issue in the sense that --

1 you know, I know you folks talk a lot about
2 number of parking spaces, and I think you should
3 know what you're actually working with.

4 So I think there are issues about --
5 and we've had this issue come up on other
6 developments about geotechnical information.
7 This building is being built with very minimal
8 setbacks to the neighbor. Maybe the developer
9 already knows everything about the neighboring
10 buildings and has taken their structural
11 stability into account. I don't really know.
12 That's why I brought it up.

13 So I think -- you know, I think you
14 know most of the kinds of strategies, you've
15 heard me say it many times, of ways of taking
16 cues from adjacent buildings, whether it's
17 through materiality or dimensional cues, of
18 stringing -- in this case, a building directly
19 to the north has very strong cornice lines.

20 I think the setback is something that
21 will ensure, or certainly strengthen strong
22 pedestrian activity. And this is a kind of funny
23 area on Harvard Street, where things peter out a
24 little bit, and I think that's not a situation to

1 build kind of a novelist building. I think it's
2 an opportunity again to make -- I mean, there's a
3 gigantic open space directly across the street.
4 It's easy to imagine that that could be
5 developed in the future, as well.

6 So I think my interest in this
7 building would be to have the same level of
8 expectations and performance that I saw in the
9 other building that this developer did and make
10 a better case for what it is they're trying to
11 do. So I can leave it at that. Again, there's a
12 lot of information in my report.

13 I did -- I think what -- I think one
14 statement I made in there that maybe isn't all
15 that clear was -- and it is important to me that
16 it -- this to me is not, per se, about building
17 height, and you've heard me say that a million
18 times. It's not strictly about the volume or
19 height of the building. It's where the volume of
20 the -- or the height is placed, because a
21 building isn't just a building. It's part of the
22 streetscape, and that's important to me.

23 In fact, today, I read a letter that I
24 thought was really interesting, and I'm sure

1 you've all read it. It was a letter from, I
2 believe, neighbors on Verndale Street who made a
3 really compelling case about being very careful
4 about making suggestions about carving away at
5 buildings, because there's a loss. It isn't --
6 you know, whether or not it's a loss of profit,
7 who knows, but there is a loss in the possibility
8 of creating more affordable units, and that's
9 something I'm extremely sensitive to.

10 But to me, it's a good point, but what
11 it says to me is not necessarily that you can't
12 even work -- with the volume we're looking at,
13 I'm skeptical, but again, it's not whether it's
14 there. It's where it is. It's where in the
15 building the volume is is what really matters.

16 So I would repeat what I said. This is
17 a building -- this is a block that is ready to be
18 designed, and that's my opinion. I think you
19 could -- if you look at the elevations of the
20 building, there are hints of places where you
21 could introduce articulation into the building
22 that would start to speak to nearby context.

23 And again, I think that one thing that
24 is pretty tough to get around is the setback

1 issue. I think a 72-foot tall sheer wall with
2 that minimal setback along Harvard Street, I
3 really don't see how that could work. It's a
4 tough one, a really tough one. And I think if
5 you started to imagine a streetscape with it
6 built out on the other side, it would become
7 pretty obvious that it's untenable.

8 So that's kind of where I'm at. I
9 think there are other notes in there that are
10 kind of touching on edges where you probably
11 shouldn't listen to me, because it's not really
12 within my expertise, but I could imagine other
13 uses on the first floor that might work better
14 than what's proposed now.

15 But again, my main issue now is that
16 they're ready to start this, and what I've seen
17 -- which is, again, why there's a lot of density
18 in my report, because there's -- there are just a
19 lot of things to think about at this level of
20 design in the building. There's more not stated
21 than what is stated.

22 So I'll leave it at that for the
23 moment, unless you want me to go into detail. I
24 would say it is important, as far as a charge

1 that you might consider making, there are a lot
2 of -- at the very, very end of the report some
3 things that really are just plain missing that I
4 think you would need to know to really
5 understand the building better.

6 I think -- I guess I'll make one other
7 point. Remember, that as tall as this building
8 already is, we don't really know about the
9 roofscape at this point, what that might look
10 like, too, and this is a very visible building --
11 will be a very visible building. Particularly
12 from the south, I think you have the best
13 perspective on it.

14 So these are all issues that have come
15 up on other buildings that we've worked together
16 on on Harvard Street, and this one has put a kind
17 of tough challenge out there to fit this kind of
18 volume and make it work.

19 And actually, now I remember what I
20 was going to say, is that statement I made in the
21 report is I can't tell from the work that's been
22 done so far how tall of a building actually could
23 work on this site, because we haven't seen
24 anything other than what you see in that image,

1 which is really not articulated, extruded a six-
2 story block. So I'll leave it at that, unless
3 people -- well, I hope people have questions.

4 MR. GELLER: Thank you, Cliff. Board
5 members, questions for Cliff about his report or
6 his presentation?

7 MS. POVERMAN: I can't hear you,
8 Jesse.

9 MS. SCHNEIDER: I have a question.
10 Jesse, you did just go mute.

11 MR. GELLER: I'm not muted, so --

12 MR. BOEHMER: You're just a little
13 soft.

14 MS. SCHNEIDER: Maybe just a little
15 soft.

16 MR. GELLER: That's the first time
17 I've been accused of that, but okay.

18 MS. POVERMAN: You're still too low.

19 MS. SCHNEIDER: Jesse, may I ask Cliff
20 some questions?

21 MR. GELLER: Please, go ahead.

22 MS. SCHNEIDER: Hi, Cliff. How are
23 you?

24 MR. BOEHMER: I'm good. I hope you're

1 okay.

2 MS. SCHNEIDER: Yeah, good. So I'm
3 going to start with an observation, and then I do
4 have a couple of specific questions.

5 I think the first thing that I would
6 observe, and maybe the other board members
7 agree, is that in all of these 40Bs -- and there
8 have been many over the last several years that
9 we've worked on with you -- I think this is the
10 most negative that you've been with the
11 developers starting design.

12 I guess one of the things that I am
13 interested in is whether you have an opinion
14 about open space on this site. I mean,
15 obviously, right now, the way the building is
16 proposed, there is no open space, as far as I can
17 tell, for the residents of the building or
18 neighbors to use the public amenity.

19 I mean, do you think this is a
20 location that's suitable for open space, again,
21 either public or resident amenity, and I guess
22 on a related note, do you have specific thoughts
23 about what kinds of setbacks would be
24 appropriate for this structure?

1 I know it's hard because, you know,
2 the building, as you point out, is not terribly
3 designed. It's just sort of this bulky lot. We
4 don't know if there would be stepbacks of higher
5 levels that might provide a little bit of
6 relief, but I think -- you know, you pointed out,
7 and I think you're not the first one, although
8 you're the most expert one, to point out that
9 there is sort of precedent in the neighborhood
10 for there to be these, you know, front yard
11 setbacks, for example, for other structures.
12 What do you think is appropriate in this
13 location?

14 MR. BOEHMER: Well, I'll start with
15 open space. It's not an easy site. I mean, I do
16 want to say I think it is a very developable
17 site, and I think it should be developed. I may
18 be negative, but I'm not that negative.

19 I think it should be developed, and
20 it's not very big. I mean, that's a problem --
21 that's why you're having the issues about the
22 parking, is you -- there's not a whole lot you
23 can do. You certainly can't go underground. By
24 the time you built a ramp, you would have used

1 up, you know, two thirds of the usable space.

2 So it's got challenges that way, and I
3 think to create -- other than a rooftop, to
4 create pleasant usable space -- well, rooftop or
5 some significant setback on some other level,
6 some elevated useful space, it would be pretty
7 tough on this site. And I think that given right
8 up the street there is a big park, a really nice
9 park, a five-minute walk away, that, to me, is
10 not all that important. It just may be my own
11 values. I do have a lot of grandchildren I love
12 to play with, but I can walk five minutes to get
13 to a park.

14 So that, to me, is not such an issue.
15 I would rather see a more successful streetscape
16 than foreseeing an issue about usable open space
17 on the site.

18 As far as the effective setbacks, I
19 think it would be a real mistake to not respect
20 the setback of the neighbor to the north. Those
21 are beautiful buildings. The Verndale buildings
22 and the neighbor to the north, they're
23 wonderful. They're really historically
24 significant, and just ignoring them, I don't see

1 the point, really. I don't think it's a great
2 long term solution. It's not good for the
3 street. It's already -- you know, it's somewhat
4 -- as I said, it's a funny area. It's been oddly
5 developed. It's going to be probably developed
6 more responsibly, I think in the bigger open
7 spaces there.

8 So that, to me, is fundamental,
9 especially given that it is the tallest building
10 on Harvard Street. So with that -- I think it's
11 literally like a six-inch setback on Harvard.
12 It's a very, very small setback on Harvard
13 Street. And not only does it constrain any uses,
14 you know, potential uses, for that first floor
15 space if it ends up retail or commercial -- it's
16 hard to imagine -- you have no real ability to
17 take advantage of that sidewalk space, when
18 there's a hardware store up the street that has
19 its wares out in front there. People can sit
20 outside at a café.

21 So I think just from a functional
22 perspective, it's very restrictive. And again,
23 I think probably more importantly, is whether it
24 also restricts kinds of overhang so you could

1 have at the lower level that would make a more
2 inviting environment. So it creates not a very
3 attractive commercial potential on the first
4 level, and it's just too tight. It's a tight
5 corner as it is.

6 The other setbacks, I think, are --
7 need to be studied, I think. You know, when I
8 first looked at this building, I thought that a
9 nice idea might be to have -- to restrict the
10 commercial space to just the frontage along
11 Harvard Street, and perhaps start residential
12 use, maybe at an elevated first floor level
13 immediately adjacent to the neighbor and start
14 to tie back in when you could have a set -- a
15 bigger setback from Kenwood at that point.

16 So, you know, I guess I can't really
17 say definitively because the -- I know what I
18 would try if I were studying it -- you know,
19 studying the volume of it. I think setback to
20 the north was done with respect to the neighbor
21 that has windows with inadequate setback, even
22 though it certainly is going to be a radically
23 changed perspective for -- I'm not sure, are
24 those condominiums to the north? I think they

1 are. They're not rental.

2 But to the unit owner there that has
3 been used to looking out and getting southern
4 light in their window, in particular, is going
5 to be not too happy about that. But I think
6 that's kind of their problem for building too
7 close to the property line.

8 So I don't have a strong answer, other
9 than I'm positive about Harvard Street. There
10 needs to be bigger setback. Again, the building
11 is very tall for the street, so setting it back
12 at the level of a three-story building next door
13 is still going to be an unusual situation for
14 that street.

15 MS. SCHNEIDER: Thank you, Cliff.

16 MS. POVERMAN: I have a couple of
17 comments, questions. First, I think this was a
18 fantastic report, probably the best and most
19 helpful that I've seen; not to denigrate any of
20 your previous reports at all.

21 And having worked on the 455 project
22 that the Daneshes also worked on, I was also
23 surprised that we didn't see something closer to
24 that, realizing that that was the result of a lot

1 of negotiation and refining. Also, I'll say I
2 think that project is looking great, and there's
3 a lot of differentiation in its character, and I
4 think it adds to the corner where it is, whereas,
5 as you stated, this is just basically, I don't
6 know, a ton of bricks being put down on the
7 ground.

8 But then what I sort of struggle with
9 is all -- I agree with all of your
10 recommendations. So I feel like I can't pick and
11 choose. Maybe when we give a charge, we'll go
12 through and say oh, yes, this or this or this.
13 But my concern, I guess, is that we're not going
14 to be specific enough in this discussion.

15 But you said, more importantly, that
16 you had some ideas of how it should look, and you
17 gave some comments, basically caring for the
18 character. Can you expound a little more on
19 that?

20 MR. BOEHMER: Well -- and again, a lot
21 of this is things you've heard, and I really
22 don't want to give the impression that there
23 can't be a taller building on the street, that it
24 has to be, you know, replicate of anything on the

1 street. So for me, the kind of standard tools
2 that the designer has available; first of all,
3 look at the street section.

4 Particularly, I'll stick with Harvard
5 Street because that's one I think we kind of know
6 what the needs of Harvard Street are, pretty
7 specifically, as far as maintaining good
8 pedestrian use of the street. So the setback
9 really matters. And looking at a street section
10 and understanding that the reason the buildings
11 next door work so well is because there is a very
12 strong cornice line at the third level, and the
13 building is set back eight to ten feet.

14 The fact that it is made of -- it's
15 nicely -- nice materials, well deployed is of
16 course important. And I think I made some
17 comments about creating some more interest at
18 the storefront level. There's not a whole lot
19 going on in the current design.

20 So anyway, that's kind of number one
21 is look at the street section, and from that,
22 figure out what is the appropriate height to
23 maintain a character on the street that is
24 supportive of existing context, and I think

1 creates an attractive pedestrian environment.

2 From that point on, the site is -- it
3 has some advantages as far as impact, you know,
4 shadow impact. So from that point on, to me,
5 it's a matter of a similar kind of analysis of
6 figuring out where are the appropriate places.
7 And you can see from the building and elevation,
8 there were some, essentially, you know, very
9 superficial gestures made.

10 I'm thinking along the Kenwood
11 elevation, for example, there is -- where the
12 garage doors are, there is an effort made to
13 emphasize a smaller scale facade, even though
14 it's basically in the same plane as the rest of
15 the building, but you could see that they were
16 thinking about that in a kind of painterly (?)
17 way, but not really a sculptor's view of the
18 building.

19 So I would say that from what I see in
20 the existing drawings, you could even start with
21 those existing elevations and start to think
22 about them in a more volumetric way. There were
23 some -- other than setbacks. Setbacks, again,
24 are -- you've got to get that right, the street

1 setbacks, and setback to the neighbor. But
2 there were some efforts made, and I think they
3 said that, about layering.

4 The problem with the kind of layering
5 they're doing -- and it is very superficial, so
6 it would barely even cast a shadow. So if I were
7 working on this, I would take -- I don't think
8 they're necessarily wrong about where they
9 recognize there need to be some dimensional
10 statement or articulation, but start to think of
11 it more three dimensionally.

12 You know, I know I said this already,
13 but it just has not be studied three
14 dimensionally, this building hasn't, and
15 certainly hasn't been -- I think that, you know,
16 it's interesting, because it is complete open
17 space across the street.

18 So what's a street section going to
19 show. You know, it's an odd condition on Harvard
20 to have -- well, it doesn't exist anywhere on
21 Harvard, but it's not conditioned, in any case,
22 along Harvard to have no building on the other
23 side of the street. So you're not going to get
24 the full sense of what that street is like, but I

1 think you want to -- you need to look ahead and
2 kind of think about your half of the street and
3 think about what could happen on the other side
4 of the street.

5 And again, I really think a lot of my
6 concern is fueled by seeing what I've seen in the
7 past by the very same developer, who I thought
8 was extremely sensitive to context and created a
9 nice precedent for mixed use on Harvard Street,
10 which, as we now know, there are probably only
11 five buildings that are true mixed use buildings
12 on Harvard Street.

13 MS. POVERMAN: But it's something -- I
14 mean, not exactly picking 455 up and moving it,
15 but would something with similar articulation
16 that sort of echos that building with the
17 stepbacks on top -- do you think something like
18 that would be more successful?

19 MR. BOEHMER: Yes. I'm saying that
20 hesitantly because it -- mainly because this
21 building -- the existing proposal is -- it's at,
22 you know, a nascent phase and has -- so yes, I
23 think looking at those kind of strategies could
24 help a lot.

1 Whether that -- you know, I don't
2 remember -- I mean, I remember a lot about what
3 was decided and working with the yard. I mean,
4 that was another nice thing that I thought 455
5 did was a very subtle move of kind of angling the
6 building back, but it's -- you know, it's those
7 kind of sensitive moves that really make a
8 building work.

9 But yes, I mean, that building has a
10 strong base, it has a body, and it has an attic
11 level. The material changes correspond with
12 changes in the plane -- you know, the plane of
13 the facade. It works very well, and it's simple.
14 It's not a complicated building, just like that
15 neighboring building to the north. That's not a
16 complex building, the little condominium to the
17 north. It's quite simple, but very effective.

18 MS. POVERMAN: So one of the things
19 that has been raised is the possibility of
20 moving the driveway to Harvard Street, which
21 raises issues -- certainly issues of its own in
22 terms of pedestrian traffic, etcetera. But if
23 it were moved to Harvard Street, do you envision
24 at all a design that could allow more parking

1 because of that design, whether it's going down
2 -- whether you're able to have a deeper slope?

3 I'm just wondering if there are
4 architectural -- I guess Jesse is ready to jump
5 in about something, but are there architectural
6 reasons where that might be workable, resulting
7 in a better parking plan and more disability
8 friendly parking?

9 MR. BOEHMER: Well, Kate, I appreciate
10 the question, and I've read the traffic reports
11 and the revised traffic study, but I would never
12 move the vehicular entry to Harvard Street. To
13 put a big garage door on such an important
14 pedestrian way, I would never do that. I think
15 it's disruptive to -- I think -- again, I really
16 don't want to drift too far into realms that are
17 not my thing, but I think it is disruptive to
18 bicycles, pedestrians. I know it's disruptive
19 to the facade of the building.

20 MS. POVERMAN: That's helpful, it is.
21 That's all I have for now.

22 MR. GELLER: Great. Thank you, Kate.

23 MR. MEIKLEJOHN: Can I ask a few
24 questions while the Chair is working on his

1 audio?

2 MR. GELLER: I worked on it. It's not
3 working.

4 MR. MEIKLEJOHN: I'm Randolph
5 Meiklejohn. I'm going to go ahead with a few
6 questions. Hi, again, Cliff. Nice to see you.

7 MR. BOEHMER: Hi, Randolph.
8 Likewise.

9 MR. MEIKLEJOHN: I have a few
10 questions. First of all, I thank you for the
11 letter, you know, and if -- I appreciate the long
12 letter and the short summary so we have time for
13 some discussion. I did want to ask you about a
14 couple of your mitigation measures and what your
15 motivations were for listing them.

16 And then it was such a nice day today,
17 I took a site walk, and I organized it -- because
18 of the way you wrote your letter about, I
19 organized it around the other 40B developments
20 in this area, and I just want to share a few
21 things with you on what I found, because they
22 connect -- they all connect to things in your
23 letter.

24 So in your mitigation ideas, there

1 were two items that dealt with uses on the first
2 floor, and they weren't directly related, but
3 they both sort of had to do with replanning the
4 first floor. You know, it certainly would
5 affect the commercial space of the storefront.

6 One of them was this idea of
7 eliminating the internal parking, and, as you
8 mentioned, it's a small lot, and even six cars,
9 you know, takes up a certain -- a reasonable
10 fraction of the footprint. And the other was
11 this idea of moving the residential lot to
12 Kenwood Street. Can you talk about what you
13 think the payoff might be from either one or both
14 of those?

15 MR. BOEHMER: Yeah, and -- yeah. I
16 mean, to me, the -- you can disregard as much as
17 you want to disregard. But to me, in a building
18 in this location that is so well served by public
19 transportation, to go through what it takes to
20 get so few parking spaces in, and I'm not even
21 convinced that -- and probably the applicant has
22 already looked at this, but given A, B potential
23 issues, it might not even be possible to get in
24 the number of spaces that are shown there.

1 MR. MEIKLEJOHN: Cliff, I'm actually
2 asking a much narrower question. Why would -- if
3 that's okay. And it's nothing to do with cars,
4 and the question is why would it be positive, or
5 would it be positive to have more retail space?

6 MR. BOEHMER: Well, you know, that's
7 the developer's thing. I mean, whether having
8 more rental space makes their proforma work
9 better, that, I genuinely don't know. I think
10 the intent of that comment was more that it's a
11 better use for the space, of course assuming
12 that it's rentable, that somebody would want to
13 rent that space.

14 MR. MEIKLEJOHN: I mean, you suggested
15 that it -- you know, a bigger commercial space
16 behind the storefront would activate the facade.
17 Is that because you can just get a bigger,
18 livelier business in there, or what makes it
19 activated?

20 MR. BOEHMER: Yeah, I think it's that,
21 but I think there are other -- again, I think the
22 main point I was trying to make is dedicate so
23 much space on such a small site and increase the
24 floor to floor height, or at least the first

1 floor. To make that happen, it just -- it
2 doesn't make sense to me for a number of reasons.

3 So whether it's residential -- and I
4 think there could be a very nice plan that could
5 turn the Kenwood side where the -- closest to the
6 neighbor, where that could be a residential use,
7 as well. If the numbers don't work for the
8 commercial space, and it might be better to
9 create another unit or two down at that level,
10 that, to me, could work very well, extend the
11 residential use down to the ground.

12 MR. MEIKLEJOHN: I mean, this is one
13 of the things that I looked at on the site walk,
14 which is -- you know, and I walked back and forth
15 a bit. I think it's -- I'm ready to argue that
16 walking is the way -- you know, we're designing
17 for walkers in a lot of ways. So we're asking
18 for design that works with walking.

19 And one of the things you see at these
20 other 40B developments is that there's a
21 particular place where the residential identity
22 of the building, you know, is spiked, you know,
23 the tenants' or the occupants' entrance, which I
24 think in all cases -- I'm not sure about the one

1 at KI, but the other two closer, it's right on
2 Harvard, you know, the building -- it has a
3 Harvard -- the name Harvard is part of the
4 address. You can -- in the other -- in the last
5 hearing, we talked a lot about, you know, ride-
6 share pickup and drop-off. You can kind of
7 imagine that that's where, you know, you want
8 your Uber to come, and you just scoot right out
9 the door onto the Harvard sidewalk.

10 But I also noticed that, as you said,
11 the vehicle entrances were on the side streets,
12 on Fuller, Thorndike, and I'm inclined to agree
13 with the thing you said just a moment ago that
14 that's -- Harvard Street is not a better place
15 for the garage, and I saw that you had comments
16 about the garage door size and so on.

17 So my notes from the site walk -- and
18 I'm not going to go into these in detail, but the
19 thing that I found myself thinking about the
20 most and that you've just spoken about in your
21 comments, is this, you know, this inner -- the
22 inner relationships of setback and height, you
23 know, building height, number of stories, and
24 the opportunity to shape the building in a

1 couple of ways.

2 One is through some kind of modulation
3 of the facades, and we see that at the adjacent,
4 you know, masonry buildings with the bows, but
5 you also saw it in the other most comparable 40B
6 projects at 455 and 420, where, you know, the
7 building is either strongly banded and, you
8 know, only one or two stories per material, like
9 at 455, or, in the case of the building at Fuller
10 Street, that there's kind of vertical in and
11 out, which gives you kind of a -- you know, it
12 creates shadows. It just creates a lot of -- it
13 breaks up the surface, and it creates a texture
14 on the building, which is comparable to the --
15 you know, the really three dimensional houses
16 that are down the side streets.

17 And, you know, I also -- I think the
18 high stepbacks for the top stories are really,
19 really working well on those other 40B
20 buildings, but it might be that this is the
21 smallest footprint among the 40B, right. So
22 here's -- I'm hoping we're going to see some
23 options, you know, at subsequent meetings, you
24 know, if we ask for a building that respects the

1 landscape setback on Harvard Street. And I
2 think that's fundamental. It goes in both
3 directions. You know, it's landscaped. Even
4 the parking lots have landscaping as you walk up
5 to Columbia Street by the Chabad House and the
6 Levine Chapels.

7 The idea that this building would
8 break it, it just seems like a fundamental wrong
9 move, but if you do that, you constrain the
10 footprint of the building. Again, let's assume
11 that the unit count is -- remains the same, or
12 the gross square footage. You know, you've made
13 a smaller building footprint because it's just
14 that much harder to achieve a setback on the top
15 because the thing is getting smaller.

16 And this also made me look back at the
17 first proposal that we got and notice what a cube
18 it is. We're going to get into some construction
19 economics discussions, I think, because, you
20 know, if we're -- we're going to ask for -- nice
21 materials tend to be expensive.

22 The current design that's put forward
23 is the one that has the least amount of skin to
24 volume. And, you know, the more that we request,

1 you know, stepping back and setting back, it's
2 going to increase the skin to volume and
3 increase the -- you know, the construction cost,
4 you know, assuming the gross square footage
5 stays the same.

6 I appreciated your request about --
7 and I think this is to support, you know, I hope
8 discussion of alternatives like this -- your
9 request for site plans that show context and the
10 setbacks of buildings in the context to the
11 right and to the left.

12 I think that's going to help us a lot,
13 and I'm thinking about it as much as anything
14 else, because, as I said before, I think this --
15 and it was your number one mitigation item, too,
16 the setback of the street space, which is so
17 important to the pedestrian experience, you
18 know, all up and down Harvard Street. I think
19 that's how we're going to see how they get that
20 done right. Thanks again. Those are my
21 questions and comments for now.

22 MS. POVERMAN: Could I just jump in
23 with one question to follow up on setbacks? At
24 455, they had -- it's sort of cantilevered so

1 that there's a setback at the, as I recall,
2 bottom level, and then the rest of the building
3 going out above it, unless I'm just remembering
4 that wrong. Would something like that work to
5 create the streetscape or a setback issue
6 without potentially getting away with getting
7 rid of too much volume, or does it just sound
8 like a horrible idea from the get-go?

9 MR. BOEHMER: I don't think that would
10 work, and that's my own feeling, but you don't
11 know until you try. You know, that's what street
12 -- cutting street sections show you and, you
13 know, doing more of -- these are probably sketch
14 up views of -- you know, it's very easy
15 technology to look at these things really
16 quickly, but you've got to remember that there's
17 still more of the building.

18 So if you're looking from the north,
19 you're still going to see kind of this piece of
20 the building coming out proud of the building,
21 you know, the -- but it could -- you know, from a
22 street section perspective, I think probably
23 not, but I would certainly look at it.

24 Randolph, I missed one point you did

1 make, or I confused it with another point,
2 because when I was talking about moving the
3 residential entry -- I think that's what I said,
4 is move the residential entry around to Kenwood
5 Street, and then have more continuous frontage
6 for the retail use along Harvard Street. Is that
7 what you were referring to? And then you could
8 probably --

9 MR. MEIKLEJOHN: Yeah, it was Cliff,
10 and the only reason I was questioning it was that
11 the -- at the other building -- at the other 40B
12 developments, you know, the residential
13 entrances are on Harvard, and, you know, to me,
14 they're successful, so I wondered whether you
15 thought they were not.

16 MR. BOEHMER: Yeah. No, I agree, and
17 especially because -- I mean, I think that's a
18 really good point, especially because the
19 practical drop-off is what I think is being
20 proposed, which is some striped parking spaces
21 on Harvard Street.

22 MR. MEIKLEJOHN: It's a loading zone.

23 MR. BOEHMER: Yeah.

24 MR. GELLER: Great. Thank you. Can

1 you hear me, Cliff?

2 MR. BOEHMER: Yeah.

3 MR. GELLER: I think the notion of
4 setbacks, isn't it really a function of context,
5 and therefore, you get two discreet reads here,
6 at least? I mean, you've got Kenwood Street with
7 residential properties to the rear, and then
8 you've got Harvard Street. And don't each of
9 those, respectively, deserve a different
10 contextual setback?

11 MR. BOEHMER: Yeah, and -- yes. You
12 know, I'm looking at the --

13 MR. GELLER: It's not a one size fits
14 all?

15 MR. BOEHMER: No, no, no, not at all,
16 not at all, and, in fact, at 455, that was kind
17 of what happened. There was a setback along
18 Harvard Street, and then they kind of drew a
19 beeline across from that corner back to the
20 front yard of the adjacent building. I don't
21 remember -- sorry, I don't remember which side
22 street that is, but to the neighbor there.

23 So there was a different approach.
24 And then, of course, the building line, in this

1 case, the west -- the east face of the building
2 is another question, as well, you know, because
3 there's a property line that I think the setback
4 -- there were kind of practical issues I had with
5 that setback, but as far as how it works
6 volumetrically, I think like other parts of the
7 building, it hasn't been studied very much, but
8 there's a lot of stuff happening on that side of
9 the building facing the neighbor on Kenwood
10 Street.

11 One of the plans shows all the gas
12 meters that are along that line. There are also
13 racks for 30 bicycles shown back there. It's not
14 clear how much of that area would -- whether it's
15 going to have grates to ventilate the garage or
16 not, and yet there's only a walkway over there, a
17 relatively narrow walkway.

18 I brought that up in the report that
19 there's kind of a lot stuffed back into that side
20 of the building, as well as a reference to where
21 the site transformer might go. And that, I just
22 couldn't figure out, other than putting in a
23 vault I think would be the only way you could do
24 it, because you would block that -- if you had to

1 put the transformer there, there are
2 constraints, distance from property lines that
3 the utility would like put a transformer. So
4 that side of the building, to me, was
5 particularly unresolved, irrespective of what
6 the setback should be.

7 MR. GELLER: And similarly, the
8 horizontal lines will also be contextual, as
9 will the facade treatment and fenestration?

10 MR. BOEHMER: Yeah, yeah. I mean,
11 Randolph brought it up that the -- that, you
12 know, horizontal lines is what helped all the
13 other 40Bs on Harvard Street work is figuring
14 out the right level to make the -- to make a move
15 in material --

16 MR. GELLER: There are vertical ones.
17 Some of them are vertical.

18 MR. BOEHMER: That's right, to break
19 up the volume that way, and it is -- you know,
20 it's a fundamental problem with 40B buildings.
21 It always is. They're going to want to be bigger
22 than the neighbors. So that's one of the basic
23 issues you deal with.

24 MR. GELLER: Anything else for Cliff

1 from anybody else? No. Johanna, no? Randolph,
2 no? Kate, no? Great. Cliff, thank you. I am
3 sure we will need to and will hear from you
4 again.

5 MR. BOEHMER: Okay. Well, I'm happy
6 if I can help.

7 MR. GELLER: Great. Thank you very
8 much.

9 I want to offer an opportunity at this
10 point for the petitioner to rebut any
11 information that we've obtained from our peer
12 reviewer. Who wants to speak?

13 MS. DOPAZO-GILBERT: Yeah, sure. I'd
14 just like to say a few words, and then I'd like
15 to give our architect who we have here with us
16 this evening, John Harding, a moment to speak
17 the language of the architects, but I just --
18 before we go too far down, I do want to answer
19 one question that Kate wanted an answer right
20 away on, and that was with respect to the
21 occupancy at 455 Harvard. So there is only one
22 vacancy at this time, and all 11 parking spaces
23 are rented.

24 And then the other point was one that

1 Randolph raised with regard to a pit system,
2 which was looked at very early on and found to be
3 not feasible, but we are going to, Randolph,
4 based on your suggestion, take a look at that
5 again, and then depending on the direction that
6 we get and the charge that we get from the board,
7 will play into whether we can make that feasible
8 by sharpening our pencils.

9 And then with respect to 455 Harvard,
10 which was also my project, I just wanted to say
11 that with respect to Kate thinking that it was
12 cantilever, there was a lot of discussion about
13 that, and actually it's not, but to make it --
14 it's interesting that you think of it that way,
15 because I actually did, too, and then confirmed
16 that it's actually just stepped back at the
17 third level.

18 And Cliff, you had said that it steps
19 back at Harvard. It does not. It's zero setback
20 on Harvard. But what we did do there was set it
21 back on Thorndike, but the windows were also set
22 in a bit, so that gives it, I guess, the illusion
23 that there may be a setback there. But it's
24 actually not set back from Harvard, but it is set

1 back from Thorndike.

2 So those are my preliminary comments
3 there, and I want to just let John Harding speak
4 specifically to some of the feedback that we got
5 this evening, but also in that very
6 comprehensive report that we were pleased to get
7 from Cliff, because there's a lot for the team to
8 think about. So go ahead, John. If you could
9 promote John Harding from Cube 3.

10 MR. HARDING: Thanks, Jennifer. Can
11 everybody hear me okay?

12 MS. DOPAZO-GILBERT: Yes.

13 MR. HARDING: I just want to thank
14 Cliff for providing comment on the project. We
15 have a long history working together,
16 collaborating, and I think that he brings a lot
17 of great insight into context and building
18 massing and everything to go with architecture,
19 and he's very knowledgeable, and I appreciate
20 having his comments.

21 I think there's definitely some things
22 with this project, and I will remind everybody
23 that this design was submitted 14 months ago or
24 so. It was quite a long time ago, so we haven't

1 had a chance to revisit it in a long, long time.
2 We've learned a lot during that time through the
3 hearing from December. I think 2018 was our
4 first initial presentation. So we've got a lot
5 of comments. We've been digesting it. We're
6 excited to take a look at it and to try to see
7 what comments here we can work with.

8 I think that there's -- as Jennifer
9 just said, there's some things that we're
10 definitely going to consider, and there are some
11 things here that we can definitely do to play
12 with the facade to help create that sense of
13 setback, just like we did at 455, so that the
14 columns at the retail level come right out to --
15 inches away from the property line, and then
16 those storefronts are set back in.

17 So I think that doing something like
18 that really helps promote some depth to the
19 facade, and we definitely can look at stuff like
20 that. Right now, this is very schematic and
21 conceptual, as you know.

22 I think there's definitely some cues
23 that we've tried to take in -- we've tried to
24 take from context and create some relationships

1 with -- as you can see, the masonry areas, and I
2 know Cliff said it's a little bit superficial.
3 That's something that we will continue to
4 develop and work on and try to find detailing
5 that will help make that feel appropriate.

6 So I think that -- we want to make sure
7 this is a building that fits the context. The
8 Danesh family developers are from Brookline.
9 They care -- they've cared very much about
10 making this building a part of Brookline's
11 fabric and its future.

12 So I think this is something that
13 we're going to take seriously and take a look at,
14 and we're very excited to get the charge from the
15 ZBA here to know how you want us to take a look
16 at what's important to you for us to try to move
17 forward with.

18 And I think that -- Randolph, thank
19 you for your comments. You've taken a very
20 logistical approach to looking at it,
21 understanding that setting back the ground floor
22 makes it very difficult to do anything up above.
23 It's a whole set of constraints that we need to
24 try to figure out what's the best mixture of

1 solutions here that are going to create the best
2 projects.

3 So I think that there's a lot of
4 things for us to look at. We're very interested
5 to hear what your, I guess, biggest pet peeves
6 are that you want us to try to solve, and we're
7 excited to try to solve that. So I'm here if you
8 have any questions specifically for me, and
9 otherwise, I'll go to mute, and let you guys
10 talk.

11 MR. GELLER: Thank you. Great. At
12 this point, what we're going to do is Victor, I
13 -- can you let me know do we have members of the
14 public who want to offer their testimony?

15 MR. PANAK: We do.

16 MR. GELLER: Great. So why don't you
17 cue them up and promote people in order.

18 MR. PANAK: Sure. The first on the
19 list is Robert Lepson. Give me just one moment
20 to promote him. Robert, you're now a panelist,
21 so you should be able to turn on your microphone
22 and your video, if you'd like, and give us your
23 name and your address. Then you can provide us
24 your comment.

1 MR. LEPSON: Sure. Good evening,
2 everyone. My name is Robert Lepson. I live at
3 36 Thorndike Street, and I'm a town meeting
4 member in Precinct 9, which is this precinct
5 that we're discussing. I'm also a member of the
6 Commission for Diversity Inclusion and Community
7 Relations, and I spend an awful lot of my time on
8 that commission working for affordable housing.

9 So this is a very, very important
10 topic to me, both from a local perspective, my
11 precinct, as well as from a town perspective and
12 from a policy perspective, as well. So thank you
13 for giving me the opportunity to speak tonight.
14 So I guess there's a couple of things that I do
15 want to point out.

16 The first thing is something that
17 Randolph said earlier about the entrances on --
18 for the 40Bs. Randolph, forgive me, but if I'm
19 not mistaken, the 420 Harvard Street, the
20 entrance is actually on Fuller Street for the
21 residential right next to the garage. Tatte
22 occupies the main Harvard Street facade, and
23 there are a couple of other businesses.

24 There is a sign that says 420 Harvard

1 Street, but there's no way into the building
2 that way. So if you just walk around the corner
3 onto Fuller, that's the way actually into the
4 building. And something like that on Kenwood, I
5 think could also work very, very well. There's
6 no question for this particular building.

7 You know, the six units of affordable
8 housing that this building brings is music to my
9 ears, and 30 new units, in general, makes an
10 awful lot of sense. This helps, you know,
11 certainly increase the supply of housing, in
12 general, and certainly increases affordable
13 housing.

14 So from that perspective, I'm in favor
15 of this type of development from happening, but
16 from an aesthetic perspective, I have some real
17 issues. And I would agree, and I think that the
18 conversation has happened beautifully up to now
19 about the whole setback issues.

20 Frankly, I'm surprised that people are
21 looking at 455 Harvard and saying, oh, what a
22 magnificent building. To me, it's -- there's
23 some serious, serious aesthetic problems there,
24 as well. And, you know, just as an anecdote, my

1 niece, who lives over in Arlington, hadn't been
2 over to our house in, you know, several months,
3 and we came up Harvard from Allston, and she says
4 what on earth is that building. And it's not
5 just my niece, but several of our neighbors and
6 other people who are also in favor of these types
7 of housing developments also feel very, very
8 strongly that this -- the architecture of 455 is
9 problematic. And when I look at 500 at this
10 plan, it reminds me an awful lot of 455, and I
11 just wanted to put that out there.

12 There was also a comment earlier about
13 that the commercial space for 500, the way it's
14 potentially drawn up at the moment is not very
15 attractive. If I'm not mistaken, 455 -- in fact,
16 I know 455 is still empty. I don't know if there
17 are any plans -- where things stand as far as it
18 actually being rented, but I see zero, and I mean
19 zero, construction going on or a permit or
20 anything in terms of renting that space.

21 I'm not quite sure where that stands.
22 Certainly, the owners of that building can let
23 me know, but right now, it's an empty facade, and
24 I think that potentially that -- the setback

1 issues of 455 are potentially problematic there,
2 as well.

3 When I look at the garage entrance,
4 the driveway entrance, that is on the building
5 at 500, or at least the plans there, which go
6 into Kenwood, Kenwood is a one-way street from
7 Harvard going into the neighborhood.

8 Hopefully, and I imagine this wouldn't
9 be too terribly difficult to do, that Kenwood
10 would become a two-way street up until the edge
11 of the building so that when people would come
12 out of the garage, they would be able to make a
13 left back onto Harvard Street, as opposed to
14 being forced to drive all the way into the
15 neighborhood and circle around and come back up
16 either Columbia or I guess it's Russell Street,
17 if I'm not mistaken, as far as that goes. So
18 that's probably an easy traffic fix, but it's
19 something that needs to be paid attention to.

20 As far as I guess the aesthetics of
21 the building, when I look at 420, which is where
22 Tatte is, I walk up Harvard Street, and I say you
23 know what, this is nice, this is fine. I'm
24 completely comfortable with the way things

1 function there. And even as the large, large
2 building that is going on at KI which is set back
3 -- that may be six stories. I forget exactly how
4 many stories. It may be as high as what is being
5 proposed at 500. Because of the setbacks, and
6 because of the overhangs that are there,
7 architecturally, it creates no problems for me
8 whatsoever.

9 The fact that this 500 is just put
10 down -- and I know I'm just repeating what you
11 folks have already said, but I just want to
12 underscore and emphasize that it's highly,
13 highly problematic, and it's incredibly
14 disrespectful to the neighbors on Kenwood, and
15 it's incredibly disrespectful to the neighbor to
16 the north on Harvard.

17 And when you look at 455, you can see
18 how disrespectful that building is to the
19 neighbor to the -- I'm not even quite sure --
20 just a little bit further away from Harvard
21 Street on Thorndike. The building, effectively,
22 moves right up to the edge. There's a small,
23 little alleyway. Any possible light that was
24 there before, it's just gone.

1 So, you know, again, you know, I want
2 housing. I want affordable units. There are
3 ways of doing it, and I think what was done at
4 420 was done very, very well, and if I can
5 encourage you folks to help drive this type of
6 building more in that sort of a direction with
7 respect for the neighbors, I think everybody is
8 going to be a whole lot better off. So thank
9 you.

10 MR. GELLER: Thank you.

11 MR. PANAK: The next member of the
12 public we have is William Spears. William, I've
13 promoted you to a panelist. You should be able
14 to turn on your microphone and your video, if
15 you'd like. Please give us your name and your
16 address, and then you can deliver your comment.

17 MR. SPEARS: Okay, One moment. My
18 name is William Spears. I live at 27 Kenwood
19 Street, right down the street, or five houses
20 down from the corner. I'm also an architect.
21 I've worked at the Town of Brookline.

22 And I really appreciate the quality of
23 the conversation and the quality of the report
24 that Mr. Boehmer, Clifford, produced. I think

1 it's really very, very good. There were a lot of
2 very astute comments, and I appreciate the issue
3 of setback along Harvard Street and the
4 relationship of the masonry building next door.
5 I'm very encouraged by all of that.

6 The one thing I wanted to say is that
7 it's inevitable that the property across the
8 street is going to get developed, and there are
9 other properties along Harvard Street that are
10 going to get developed, and this is not really a
11 no to this location. It's not the corner with
12 Comm. Ave. It's not Coolidge Corner. It's not
13 even JFK Crossing.

14 And to have a building that tall, I
15 think, sets a precedent that makes me very
16 nervous, because the six stories, in contrast to
17 all the single- and two-family houses in the
18 neighborhood behind it on both sides is really a
19 striking contrast.

20 And I think there'll be other
21 opportunities for 40B housing. I think you
22 can't solve it all on this site, and I think you
23 need to think very carefully about making the
24 building less tall. So that's the only new piece

1 of information I'd like to add to this
2 conversation.

3 MR. GELLER: Thank you.

4 MS. MORELLI: Victor, I believe Mr.
5 Veksler is the next person to promote.

6 MR. PANAK: The next person is Lisa
7 Cody and Michael Messo. I think they're on the
8 same Zoom.

9 MS. MORELLI: They are. I believe
10 that Mr. Veksler is also on the list, too. I
11 think he was a little earlier, but we'll get to
12 him, as well.

13 MR. PANAK: Oh, you're right. Lisa
14 and Michael, you are now panelists. You can turn
15 on your microphone and your video, if you'd
16 like. Please give us your name and your address,
17 and then you can deliver your comment.

18 MR. MESSO: Thank you very much. Yes,
19 we may be separate speakers, but we're sharing
20 one computer today. I'm Michael Messo, and we
21 live at 12 Kenwood Street, directly opposite the
22 site that's about to be developed.

23 And in general, first of all, I am
24 going to just add appreciation for the peer

1 review report, and in particular, for the notion
2 of the undifferentiated design that seems to be
3 -- you know, we described it maybe a year ago as
4 if somebody had taken a beach ball and blown up a
5 space in order to maximize the volume, looking
6 for setbacks, looking for design characteristics
7 that would really honor the neighbor in a way.

8 And so certainly, I will simply
9 endorse all of those thoughts. I will endorse
10 Willie Spears -- Will Spears' notion about
11 height, and certainly, the peer review notion
12 about height.

13 I have two -- well, actually one thing
14 is one of the previous panelists spoke about the
15 notion of a two-way portion of Kenwood Street.
16 And while I appreciate, perhaps, the creativity
17 of that, I've spent 30 years watching people
18 careen too fast around that street, and
19 honestly, I don't know how you mitigate that,
20 but that would be a terrifying notion that there
21 would be two ways on that very little portion of
22 Kenwood Street.

23 With respect to the design, two things
24 that were said today actually are very

1 attractive to me. Number one is if the town
2 could see its way to eliminating the parking
3 requirement, which would mitigate so many of the
4 potential concerns we have about traffic, about
5 a driveway on Kenwood Street in that way, and
6 then replace that with a residential unit next
7 to the abutter, Mr. Walid's property, then I
8 think --

9 MS. CODY: Yassir.

10 MR. MESSO: -- Yassir -- his first
11 name is Walid -- Yassir's property, that would
12 be, it seems to me, a really interesting
13 development. Creating a residential piece
14 there, which abuts the residential piece, seems
15 a very attractive notion, and I would be in
16 support of that. And that's really all I have to
17 add, and I'll pass the mike.

18 MS. CODY: Hi. Thank you. I want to
19 thank -- my name is Lisa Cody. I also reside at
20 12 Kenwood Street, and I want to thank the board
21 members for your really, really thoughtful
22 approach and all the time you've put into this.
23 As an abutter, I deeply appreciate that.

24 I want to just say I know some of you,

1 or maybe most of you, on the board really like
2 the aspects and qualities and the materials used
3 on 455, and the size doesn't seem off to you, but
4 I just want to remind you when we consider the
5 site size and location of 500, 455 sits adjacent
6 to a parking lot on one side, a gas station on
7 the other, and a gas station across the street.
8 You can't -- if those materials were used at the
9 site of 500, I would be appalled. If that design
10 were similar, I would be appalled. The brick
11 doesn't match those beautiful brick buildings
12 along Harvard Street that head towards
13 Commonwealth Ave. that abut the 500 Harvard
14 site.

15 I just wanted to make that comment. I
16 just think it's really important that the
17 builders understand the notion that they can't
18 have it all and that maybe -- and I don't know
19 what the town requires for parking, but maybe
20 the best solution is to consider no parking,
21 since you're only offering a very few number of
22 spaces anyway, and that -- if they do away with
23 the garage, you eliminate a lot of noise, you
24 eliminate a lot of traffic, and the builders get

1 apartments on the first floor, which you could
2 bring the size of the building down
3 considerably.

4 Because I just can't construe looking
5 at that building at six stories high when
6 everything next to it and all the way down
7 Harvard Street towards Comm. Ave., those
8 beautiful apartment buildings that have
9 setbacks, and they're three stories.

10 So I do thank you so much for your
11 consideration and time in this, and I hope that
12 -- I hope you can come up with something that's
13 suitable to our neighborhood. Thank you.

14 MR. GELLER: Thank you.

15 MR. PANAK: The next speaker is
16 Vitaly. Vitaly, I've promoted you to a
17 panelist. You can turn on your microphone and
18 your video, if you'd like. Please give us your
19 name and your address and deliver your comment.

20 MR. VEKSLER: Thank you so much for
21 your time. My name is Vitaly Veksler. I live at
22 23 Kenwood Street, four houses from the
23 development. And I really enjoyed and
24 appreciated your discussion today and the

1 architectural and understanding of how people
2 build cities.

3 I started my career working for
4 Raytheon infrastructure, with building
5 infrastructure, in different locations
6 worldwide. So it was very pleasing to hear this
7 very professional conversation.

8 So let me talk specifically about this
9 building briefly. So the building is known --
10 it's very tall. It's very big. It's a block.
11 It's known as the dark tower in reference to
12 J.R.R. Tolkien and his trilogy about hobbits and
13 the battle between good and the invading evil.

14 So it's overwhelming. You can see
15 from the top of this -- of the proposed building,
16 you can see everything in our yards, right. We
17 are like little hobbits in front of this, you
18 know, giant only present eye of Sauron, you
19 know. If you may remember from the movie that
20 it's very -- the invasion and privacy of our
21 lives, it's really there, right, and we have
22 children. Maybe we don't want -- we hope not to
23 have some random strangers looking into our
24 yards every summer day. Before now, at this

1 point, we still have it, and we enjoy it
2 tremendously.

3 We talked about the parking situation
4 and the dangers that it creates from the traffic
5 standpoint last time, and I think it will be --
6 we will all condense it in another letter. But
7 also, what I wanted to say, and I don't know,
8 especially with these tall buildings like this
9 -- my friend, very good friend, with whom I went
10 to business school lived in Dexter Park Complex.
11 He was very, very happy when he moved to
12 Brookline because of the school system. In a
13 year, he was using the worst words about this
14 development, because it's also like the proposed
15 development.

16 It's only -- it was predominantly for
17 students, and what was happening there, there
18 were a lot of noise, a lot of swearing when
19 people would come back drunk at 2:00 or 3:00 in
20 the morning. And there they had a
21 superintendent who took care -- at least my
22 friend could go to the superintendent and tell
23 him to deal with these, you know, drunks.

24 With this giant building, I don't know

1 who do we complain. Do we call the police at
2 2:00 in the morning when they show up and the
3 music starts blaring from the sixth floor, you
4 know, over the whole neighborhood. Maybe it's a
5 question to the developers. Maybe they need to
6 -- if they want such a giant building, such an
7 eyesore, I'm sorry, but maybe they need to think
8 about additional expense, or as everybody else
9 suggested, maybe this building should be much
10 smaller, and it should fit at the -- should fit
11 the other buildings on this block, you know, or
12 several blocks, three-story high buildings.

13 And I think that would be a solution
14 for this situation, in our opinion. Thank you so
15 much for your time. I really appreciate your
16 attention. Thank you.

17 MR. GELLER: Thank you.

18 MR. PANAK: And the last public
19 speaker is Lee Biernbaum. Lee, I've promoted
20 you to a panelist. Please give us your name and
21 your address and then deliver your comment.

22 MR. BIERNBAUM: Hello. I am Lee
23 Biernbaum, at 7 Verndale Street. So as part of
24 all this, we've heard a lot about context.

1 Context, of course, is a function of our history
2 as a town and the decisions that we've made. The
3 context of this area is largely 1880s to 1920s,
4 because we decided to abandon the idea of
5 building housing for much of the century after
6 that.

7 The peer reviewers specifically call
8 out the building on the corner of Harvard and
9 Verndale, the building where I live. You're
10 right. Three or more story masonry buildings
11 are wonderful, but we don't allow anyone to
12 build those anymore.

13 In fact, it's funny that this got
14 called out as a type of thing that we want to
15 emulate, even though they're banned, because
16 last week, we heard that contextual buildings
17 like this over 100 years old aren't a valid
18 comparable in discussing parking. So if we want
19 buildings like that, we probably should allow
20 them.

21 But to that end, substituting more
22 housing for the parking, which has come up in
23 here, I think sounds like a great idea. We need
24 much more housing, a lot of concerns about

1 safety and cars. I think it sounds like a
2 wonderful solution.

3 But then to some of the other things
4 that have come up since then, the precedent that
5 we might have taller buildings in the middle of
6 the city, that's not scary. That's exciting.
7 And I want to specifically highlight this very
8 explicit tradeoff we make. We talk about
9 concerns about size. Any call to substantively
10 reduce the size of the building is a call for
11 less housing. It's a call for less affordable
12 housing. It's a call to do less to solve our
13 housing problems as a community.

14 And in regards to that, as one of the
15 neighbors that was cited by the peer reviewer
16 talking about the fear of loss if we reduce the
17 size of the building, I want to clarify that the
18 loss we referenced had nothing to do with the
19 developer's profit.

20 I don't care at all about the
21 developer's profit. If you make money, great,
22 then we can have more buildings. If they don't
23 make money, someone else can build buildings.
24 What I care about is the lost households that

1 come from reducing the size of the development,
2 for the families that will never be my
3 children's friends, about the people that will
4 never shop in our local stores, serve on the
5 various boards that we have as a town or serve in
6 town meeting. They're also people who will
7 never have the chance to appear before this
8 Zoning Board and speak on behalf of their homes,
9 because they will never be built. Thank you all
10 very much for the opportunity to speak this
11 evening.

12 MR. GELLER: Thank you. Victor, do
13 you have one more?

14 MR. PANAK: No, that's it.

15 MS. MORELLI: No, there's the --

16 MR. PANAK: Oh, there is one more,
17 yeah, one new one. Joanna, you are now a
18 panelist. You can turn on your microphone and
19 your video, if you'd like, and give us your name
20 and address, and you can deliver your comment.

21 MS. MORELLI: Joanna, if you look at
22 the ribbon at the bottom, there is an unmute
23 button, and then there's also a start video
24 button. Joanna, can you hear us? If you want to

1 send a note in the chat, if you want to unmute
2 that, there's a ribbon at the bottom. If you
3 just hover your cursor at the bottom of the Zoom
4 screen, you'll see an unmute button, and right
5 next to that a start video button.

6 It looks like we're having some issues
7 here, so maybe we can turn to Joanna later.
8 During the hearing, I'll just watch the chat and
9 see if we can get a hold of Joanna and get
10 comments from her.

11 MR. GELLER: Is that it?

12 MS. MORELLI: Yes.

13 MR. GELLER: Anything further in terms
14 of comments, questions, thoughts? Jess? Kate,
15 questions?

16 MS. POVERMAN: No, I don't have
17 questions right now, but I think when we come up
18 with a charge, I'll be reading through Cliff's
19 list and saying yes, yes, yes, just so you're
20 ready for that, but no questions right now.

21 MR. GELLER: Great. Randolph, any
22 questions?

23 MR. MEIKLEJOHN: Just a really minor
24 thing, if I could ask a question of Jennifer.

1 Just back to the parking detail, Jennifer, you
2 referred to this as a pit parking scheme. Am I
3 understanding it right that pit parking is just
4 where, you know, something would drop. If
5 there's, say, two cars stacked, it would just
6 drop the one into a pit below the grade level,
7 for example?

8 MS. DOPAZO-GILBERT: It wouldn't --

9 MR. MEIKLEJOHN: There wouldn't be
10 elevated meters or something?

11 MS. DOPAZO-GILBERT: No, no, it
12 wouldn't be automated, that's right. No
13 automation.

14 MR. MEIKLEJOHN: Thanks.

15 MS. DOPAZO-GILBERT: Sure.

16 MR. GELLER: Johanna, anything?

17 MS. SCHNEIDER: Nothing.

18 MR. GELLER: Great. So board members,
19 let's start our discussion with the goal of
20 giving the developer a charge, and what I would
21 ask of you is not only give your comments, but
22 don't give your comments just purely in a
23 vacuum. Help the developer, and help your
24 fellow board members out by sort of prioritizing

1 the ask. What are your priorities, what are
2 other issues, but make clear what the hierarchy
3 is. Why don't we start with -- Randolph, why
4 don't you kick off, Mr. Architect.

5 MR. MEIKLEJOHN: Sure. Again,
6 Randolph Meiklejohn. I'm just going to go --
7 actually, Jesse, can I ask a process question
8 first, just about upcoming meetings? My
9 understanding is that there will be some -- what
10 are referred to as working group meetings. Are
11 those -- could we hear more about those? I
12 actually don't know what goes on in them, and I
13 think the -- my understanding, roughly, was that
14 the ideas that we might offer here would be
15 things that the architect would then try and
16 they would study and discuss with Cliff, and I'm
17 not sure who else is in those discussions,
18 before they come back to us.

19 MR. GELLER: I can answer your
20 question based on other 40Bs, in my experience
21 from other 40Bs on which I've served. So based
22 on the charge, Maria will schedule several
23 meetings between staff and the developer, and I
24 don't know whether a peer reviewer actually

1 attends those meetings, or information is
2 otherwise communicated. And the overarching
3 direction is given by the board members at the
4 hearing, and then between hearings, that group
5 -- Maria, the developer, and maybe Cliff -- work
6 through various permutations, basically taking
7 the things that you let the developer know are of
8 critical issue, things that are impactful,
9 either contact safety.

10 All of these issues they take back,
11 and they essentially think through what can be
12 achieved and what the developer thinks can't be
13 achieved, given all of the sort of limitations
14 of what they're trying to do here. And then they
15 come back, and there may be a number of those
16 meetings, which I think is what Maria's point
17 is.

18 She needs enough time that there can
19 be a number of these sort of meetings,
20 conversations and draft, redraft, so that at
21 whatever the next appropriate hearing is, the
22 developer comes back and says, well, we spoke
23 about all of these things, and we heard what the
24 board said, and this is how we've decided to

1 change the project, and here's what we've done.
2 And they present that to the board, and the board
3 looks at it, and we roughly go through a similar
4 sort of process that will be discussed at this
5 initial presentation.

6 The goal is to sort of narrow down the
7 issues, to reach a point at which it's a project
8 that is -- that meets the charge and is
9 acceptable to the board, albeit subject to
10 conditions. Did that answer your question?

11 MR. MEIKLEJOHN: Yes. No, that's
12 terrific. Thank you. I really appreciate it.
13 I'm sure you understand the reason that I'm
14 asking is that, you know, at various times, I've
15 done this for a living, but I'm more used to the
16 process of being in that room and working on it.
17 So I just -- it helps me to understand, since I'm
18 not going to be there, how to give useful comment
19 from the position I am in.

20 MR. GELLER: In many ways, frankly,
21 the ZBA members are not in the room.

22 MR. MEIKLEJOHN: Sure.

23 MR. GELLER: I actually think that's a
24 good thing. I think it allows for a better

1 conversation.

2 MR. MEIKLEJOHN: So I have two
3 priority ideas or requests. Number one is the
4 footprint of the building. I just -- I think the
5 face of the building should start where the face
6 of the restaurant starts now, which is in
7 alignment with the flat part of the wall of the
8 old condo buildings, you know, not at the back of
9 the sidewalk.

10 And, you know, as I said before,
11 having some open space, and it's usually
12 landscaping space, between the back of the
13 sidewalk and the face of the building is
14 absolutely a feature of this whole run of
15 Harvard Street, and I think that's fundamental.
16 I'd like to see what, you know, happens to the
17 design when that is tried in some studies.

18 The second thing is more open-ended,
19 but I still think it's important, and it's my
20 note about modulation of the facades. And by
21 modulation, I mean that there are either
22 projections or there are stepbacks or there's
23 banding or there's in and out vertically, and,
24 you know, you certainly -- the bigger the

1 building is, the more fun you can have with this.
2 Like the big building at KI has a lot going on,
3 of course, canopies and major stepbacks and
4 setbacks on the top of the building.

5 I think it's going to be challenging.
6 You know, I mean, inches and feet really count
7 when you have a small footprint. But I think I
8 remember at the site visit that we had, or
9 possibly an initial presentation, a member of
10 the applicant team describing this as a, you
11 know, kind of loft building, and you can sort of
12 see that in the renderings, you know, kind of a
13 framework facade with large windows in it.

14 And I thought about it when I was
15 looking at the other buildings along Harvard
16 Street, and I have two thoughts. First is that I
17 don't think loft buildings -- I think loft
18 buildings are -- loft buildings are a type of
19 reuse. They happen in, you know, industrial
20 neighborhoods, you know, pre-use of 19th Century
21 buildings. The idea of building a new one is
22 just odd, and there's no reason to do it on
23 Harvard Street.

24 And it's also a very small building to

1 be, you know, persuasive as any kind of a loft.
2 So what I'm hoping is that the architect can
3 combine this -- the idea of facade modulation --
4 and I'm purposely keeping that general -- with
5 an adjusted building mass that comes from
6 pushing the face of the building on Harvard
7 Street away from the street, and, you know, find
8 some new and interesting options that will move
9 beyond the, you know, block of cheese extruded
10 from the ground that we've seen in the first
11 round.

12 I don't mean that in a negative way. I
13 mean, it really is a very -- it's not unusual in
14 design that you start with a block of cheese,
15 like Cliff was saying, maximizing the
16 development envelope. But I think the next
17 step, and considering that we have to resolve in
18 January, it really would be good to move right
19 into seeing some architecturable work in the
20 elevations that belongs on Harvard Street. So
21 those are my two things.

22 MR. GELLER: Thank you. Kate?

23 MS. POVERMAN: I totally agree with
24 Randolph and Cliff that setbacks are key, and I,

1 too, would align the setback with the Avalon
2 building, I think it's called, but the brick
3 buildings to the north of this site, and in
4 addition would try to look to them for
5 inspiration on how to give some character to the
6 present project.

7 And not being an architect, I can't
8 really give suggestions about which aspects
9 would be best incorporated or, you know, what
10 sort of materials could be used to differentiate
11 things, but using different exterior materials
12 with a lot more variation I think is important in
13 order to get rid of the monolithic aspect.

14 Along with the setback request/demand,
15 it will allow you to have some landscaping and,
16 at the very least, landscaping might compensate
17 to some degree for the lack of amenities that the
18 project offers to any of its tenants. In this
19 particular case, you know, you're not going to
20 have a pet grooming shop, like has been proposed
21 at other 40Bs, and you need to maximize the space
22 for residents in residential uses.

23 I am very conflicted about the
24 parking, because I understand the argument that

1 yeah, we should all be carless. That's where
2 we're all going, it's better for the
3 environment. But I think -- and I apologize for
4 using this word -- I think it takes a certain
5 amount of privilege to say that okay, we're
6 going to tell these residents that they need to
7 just use public transportation. We think it's
8 the best thing for them to do. We don't care
9 where you have a job. We don't care if it's
10 really feasible for you to use Uber, because
11 we're not going to provide you with any parking.

12 So I think there needs to be some
13 parking. I also think the ratio needs to be
14 better, and the way the ratio is better is by
15 reducing the number of units in the building,
16 and the way that is best done and really
17 addresses the architectural features that we're
18 dealing with now is to make the building lower,
19 I'd say to four or four and a half feet, as I
20 think Maria suggested at one point. I think then
21 it will definitely not be a sore thumb sticking
22 out among all of the other consistent
23 streetscape, but it also gives the opportunity
24 of providing a much more interesting

1 architectural building.

2 Anyway, I might have further comments,
3 because I guess I agree with all of Cliff's, but
4 height and setback and the issue of parking are
5 my most -- my top three.

6 MR. GELLER: Thank you. Johanna?

7 MS. SCHNEIDER: I think that what I'm
8 going to say is largely repetitive of what
9 Randolph said and some of what Kate said.

10 My problem with the building in its
11 current form is a sort of combination of height
12 and bulk and a lack of setbacks and lack of
13 articulation and lack of sort of any relief from
14 the monolithic block. I think that there are
15 potentially -- and I can't say for sure, but I
16 think there are potentially ways that this
17 building could maybe maintain its height, but it
18 has to do it in a way that is more sensitive to
19 the context.

20 As one of the members of the public
21 observed, you know, the KI project, 420 Harvard,
22 those are tallish buildings, right, but the way
23 that they are designed and the way that they
24 relate to the street and the way that they step

1 back at the upper floors does provide a sense of
2 relief and makes it feel like it is more
3 appropriate to the context. It may be that
4 there's no way to do it, and I know that this is
5 a challenging site because really it is too
6 small for the building that's currently
7 proposed.

8 And so I do have some real questions
9 about whether or not this can be designed --
10 there is a design solution to this, or if it
11 really is just that it's too big, but I would
12 like to see the development team explore that.

13 I do not necessarily feel the same way
14 that Kate does about the parking. Right now,
15 it's six parking spaces, and it does feel like
16 that is taking up a lot of space within the
17 building for only six parking spaces. I guess my
18 feeling about parking generally, particularly
19 when we're starting with such a low number
20 anyway, is that it's a marketing issue for the
21 developer.

22 You know, they are limiting the pool
23 of people who can rent in this development or who
24 want to rent in this development. There are

1 other places that will provide parking that have
2 parking. I'm not sure that, you know, that --
3 I'm not sure that I couldn't get behind a zero
4 parking development in this site, given that it
5 is walkable and well-served by public
6 transportation, but the tradeoff would have to
7 be that that space that's currently dedicated to
8 parking is utilized for some benefit to the
9 project.

10 Maybe residential units do get added
11 there and then get -- it results in a reduction
12 of height or a reduction of the massing of the
13 building. And so I would like there to be some
14 study of that by the applicant and their team.

15 The other thing that I want to
16 emphasize, and, you know, I know that there are
17 members of this board sitting on the panel and
18 others who absolutely love the 455 Harvard
19 building. I think it is hideously ugly, and I
20 would hate to see that being replicated in any
21 way, shape, or form on this site. I don't think
22 it's -- I think it's a really unattractive
23 building. I think it is extremely disrespectful
24 to its surroundings, and I would hate for

1 people's positive views of how that process went
2 and that result to lead us to a clone on this
3 site, because I don't think that's something
4 worth repeating.

5 I think that Cliff raised some good
6 points about, you know, a better retail presence
7 on Harvard. I would like to see that. Maybe
8 that means that the residential entrance to this
9 is on Kenwood. So I think that's worth
10 exploring, as well.

11 Cliff raised a lot of other sort of
12 finer points in his letter, some having to do
13 with design. Others are the kinds of things that
14 Cliff always helpfully suggests that we have
15 applicants look at. This is very close to the
16 property lines in other buildings. So I do want
17 to make sure that there is some geotechnical
18 investigation so that we know that this can be
19 done and this -- you know, where it sits on the
20 site without having terrible impact on the
21 neighbors.

22 Cliff also mentioned, and I think that
23 he was talking about it in reference to the
24 parking, but, you know, having some sort of

1 advisory opinion from the AAB. If he thinks that
2 that's an issue, then I think that's something
3 that we need to follow up on, as well. And I
4 think that's all I have.

5 MR. GELLER: Great. Thank you. My
6 comments are going to be roughly similar. I
7 think I'm going to articulate them slightly
8 differently. As I sort of asked Cliff, my focus
9 is really on how does this fit within the
10 context, and then how does it break up, given
11 essentially -- I think these were Cliff's words
12 in the context of 420, sort of the two fronts.

13 So you have Kenwood Street where this
14 project backs up onto a residential
15 neighborhood, and rather than in some manner tip
16 its cap to a residential neighborhood, it
17 basically simply is a tower. Whether you want to
18 call that tower cheese or whatever else, it's a
19 tower. It doesn't correspond in any way, shape,
20 or form with the residential neighborhood to the
21 rear.

22 At 420, we had a similar issue, and in
23 that context, there was set -- we discussed
24 stepbacks. There was a significant one to the

1 rear where there was also a residential home
2 that was probably the same -- similar distance,
3 and I would want to see a similar accommodation
4 to that residential neighborhood in the form of
5 stepbacks.

6 Now, what appears and how the mass is
7 broken down on Kenwood Street is distinct from
8 how I would want the building set back on Harvard
9 Street. I think Harvard Street has a different
10 language, and I think in many ways, it allows for
11 more.

12 I do agree that the horizontal line
13 that needs to be followed, at least for the first
14 portion of the building, should track Avalon
15 Terrace. I do think that in terms of setting it
16 back off of Harvard Street, continuing the line
17 that Avalon Terrace established is a good move,
18 and it does allow for some form of landscaping
19 that breathes some light.

20 I think in addition, the components of
21 the building wall on either side needs to be
22 broken up, and it needs to be broken up into --
23 it needs to significantly be broken up in very
24 real ways that it doesn't feel so monolithic.

1 Now, we've seen that that's done with
2 windows, we've seen that it's done with panels,
3 materials. It needs to be done. My one pet
4 peeve on many of these projects is that there's a
5 discussion of stepbacks, and really what winds
6 up happening is there's lip service paid to it.
7 It's six inches.

8 I think there needs to be a meaningful
9 stepback if this is going to really appear to fit
10 in. A number of board members have particularly
11 mentioned this is a small lot. I think Cliff
12 mentioned it, as well. That means that this
13 structure needs to fit within a small lot just
14 the way it is. It needs to fit that context.

15 I think, as I've said in the past, I
16 don't necessarily focus on height and say this
17 building needs to be three stories or whatever
18 it is. For me, it's about real breaks in the
19 mass of the structure. That's sort of -- that's
20 what Cliff was talking about.

21 Having said that, I just don't see
22 this lot supporting a six-story structure.
23 You'd have to perform some pretty amazing magic
24 for me to think that that fits. So as much as

1 I'd like to see you apply that lipstick here, I
2 just don't see how you're going to do it. It is
3 a small site. And frankly, if we're going to
4 have a building that tall, I think it's got to be
5 a fairly special, significant structure and have
6 the breathing room to allow for it.

7 So for instance, again, to go back to
8 420, there was sufficient room, and it wasn't by
9 accident. It was because the developer was
10 initially told you don't have enough space, and
11 in that case, the developer bought the
12 neighboring parcel, and therefore was able to
13 create the types of setbacks that allowed for
14 that size building with that height. I just,
15 again, don't see it on this lot.

16 Touching in terms -- touching on
17 parking, I'm generally a tradition -- surprise.
18 I'm a traditionalist when it comes to parking,
19 and I don't know the answer of if you don't build
20 it, they will not bring cars. I ultimately don't
21 know whether that rings true. And that troubles
22 me because the possible result is that this
23 developer gets a large building, which is going
24 to happen one way or another, and does not

1 provide adequate parking, and if that parking
2 comes, if people (he was inaudible) cars, it's
3 going to become other people's problem.

4 On the other hand, as we heard from
5 the last hearing, this developer has offered to
6 ameliorate that effect by agreeing to provide
7 the kinds of things that were in the
8 transportation board's letter. And I want to
9 keep that in mind, because there is a balancing
10 that goes on here, and to me, that's important.
11 To me, that allows me to start to think about
12 well, maybe that ratio doesn't have to be so
13 high, because they're offering some things that
14 are impactful, that help the problem.

15 Ultimately, I don't have the answer to
16 give you the charge on parking this evening. I
17 think the answer is going to lie in what it is
18 you do and what it is you propose with this
19 building, and that's going to help me to figure
20 out whether what you've proposed in the form of
21 agreeing to the list provided by the
22 transportation board makes me feel better or
23 doesn't solve my problem. So unfortunately, I
24 don't have a charge for you on that one.

1 Other things. This question about
2 mass and height is an all in concept. So what I
3 don't want to have happen, because I want to be
4 clear here, is I don't want you to come back and
5 say well, here's what we can do to reduce the
6 mass, here's what we can do to reduce the height,
7 here's what we can't do to do it all, and then we
8 have a conversation, and you talk to me about the
9 11-foot housing for the elevator. It's all in.

10 So that information, which Cliff noted
11 was absent, needs to be factored into the
12 response. And sometimes it's relevant,
13 sometimes it's not relevant. There clearly is
14 going to be an elevator here. So something is
15 going on that roof, and it's something that I
16 think, given the size, is going to be visible and
17 is going to add to the impact.

18 I think that's my list in terms of
19 critical issues for me. What I want to do --
20 Jennifer, do you want to ask questions for -- so
21 that -- do you understand the charge clearly, or
22 do you want to ask questions?

23 MS. DOPAZO-GILBERT: I totally
24 understand the charge, but I want to make sure

1 that the architect and my clients do. So I would
2 just ask them now is your opportunity, John and
3 David and Danny Danesh, if you have questions
4 for the board or for Cliff, please go ahead and
5 ask them. But I understand the charge.

6 MR. GELLER: Great.

7 MS. POVERMAN: I just want to say
8 something that's important, which we did not
9 address with the sustainability aspects of the
10 building in terms of making it more
11 environmentally friendly, which Cliff noted, and
12 I think it's very important that those aspects
13 be flushed out or just plain put in.

14 MS. DOPAZO-GILBERT: Thank you, Kate.
15 I'll make a note of that. So John?

16 MR. HARDING: I'm all set. I feel like
17 I understand the charge.

18 MS. DOPAZO-GILBERT: And Danny or
19 David, any questions?

20 MR. DANESH: No questions. I thought
21 it was very helpful, your feedback, and thank
22 you, everyone, for your time tonight. Cliff, as
23 John mentioned, always a pleasure to work with
24 you, and thank you very much.

1 MS. DOPAZO-GILBERT: Thank you.

2 MR. GELLER: Thank you. Great.

3 MS. MORELLI: Mr. Chair, there's one
4 public comment. Joanna Gallimore had trouble
5 getting on, but we did invite her to submit her
6 comment in a chat, which we will read to you, if
7 you don't mind.

8 MR. GELLER: Go ahead.

9 MS. MORELLI: So this is from Joanna
10 Gallimore, and I don't know what street she's
11 on, but we'll get that to you. So, "I am
12 concerned about the pedestrian experience.
13 Having walked this street late at night often,
14 having a setback on both Harvard and Kenwood is
15 very important to feel safe as a walker, that is
16 to feel you are connected to a neighborhood and
17 not a downtown and to see what's ahead.

18 I agree with the speakers who were
19 critical of the current design, as well as the
20 height, which would create a tunnel effect on
21 Harvard. If the opposite side were to be
22 developed, negatively impacting the pedestrian
23 experience, if height were removed, that would
24 be a way to mitigate many of the negative

1 impacts."

2 MR. PANAK: And I'll just add that she
3 resides at 11 Russell Street.

4 MS. MORELLI: Thank you, Victor.

5 MR. GELLER: Thank you. So we do not
6 have a set date for the next hearing, though we
7 anticipate it will be the first week of
8 November; is that correct, Maria?

9 MS. MORELLI: I was going to propose
10 November 4. I don't think that conflicts with
11 anything. I just wanted to know your
12 availability. I could make it earlier, and then
13 just continue it, but I really think that four
14 weeks from now might be a problem.

15 MR. GELLER: I can do November 4.
16 Other board members?

17 MS. SCHNEIDER: Yes, that's fine.

18 MR. GELLER: Randolph?

19 MR. MEIKLEJOHN: My calendar is still
20 opening. I'll have it for you in a minute,
21 Maria.

22 MS. POVERMAN: I can do it.

23 MS. BARRETT: Mr. Chairman, would you
24 like me to be available that night? Judi Barrett

1 speaking.

2 MR. GELLER: Hello, Judi Barrett.

3 MS. BARRETT: Hi there.

4 MR. GELLER: Do I have to let you know
5 today?

6 MS. BARRETT: No.

7 MR. GELLER: We like having you at our
8 hearings, Judi.

9 MS. BARRETT: Well, I've actually
10 found this very interesting. So I just want to
11 -- just let me know as soon as you can.

12 MR. GELLER: Absolutely.

13 MS. BARRETT: Thank you.

14 MR. GELLER: Thank you.

15 MR. MEIKLEJOHN: Maria, I am available
16 on November 4.

17 MR. GELLER: So November 4.

18 MS. MORELLI: Thank you.

19 MR. GELLER: So we will announce it as
20 November 4; is that correct, Maria?

21 MS. MORELLI: Correct.

22 MR. GELLER: Right, okay.

23 MS. POVERMAN: I have a question.

24 Sorry to interrupt again. I really hate -- never

1 mind. I'm not going to go there. On Page 8 of
2 Cliff's report, he lists some things that would
3 facilitate a more detailed review of the project
4 and asked that they be submitted as a design
5 develops, such as facade materials, detailed
6 floor plans, an opinion from MAAB.

7 So I think a geotechnical report,
8 correct elevation, I think it's important that
9 these things be presented to Cliff so that next
10 time, he can give us the fullest report
11 possible.

12 MS. MORELLI: Yes, absolutely. I've
13 noted that. We will include that. We do usually
14 have some -- in our 40B discussions, where we
15 have situations like this, we do get some
16 preliminary narrative from the applicant about
17 foundation method.

18 MS. POVERMAN: Oh, and I ask that
19 redesign is occurring. In terms of the
20 preliminary trash plan, and I know we're not
21 going over that totally now, but I'm concerned
22 about the provision of one container for each
23 recycling and garbage, because, for example, at
24 455, with 17 apartments, they provided one, as

1 well, and I'm just concerned it may not be big
2 enough, and, as a result, you may need to have a
3 larger trash space that you aren't redesigning.

4 MS. MORELLI: So about trash, if I
5 could just hop in, so we will have the health
6 department look at this. Now, the one thing that
7 hasn't really been discussed, and so we would
8 have to assume that if the retail space -- and I
9 know it's 1,700 square feet, but if we don't zero
10 -- if the applicant doesn't zero in, then
11 clearly, the health department has to think
12 about okay, is there going to be a restaurant
13 there, is there going to be a commercial
14 kitchen.

15 There are certain uses that will --
16 that are more intense. And clearly, the whole
17 point of this exercise is to understand
18 intensity of use to discern that that 270 foot --
19 square foot trash room, you know, with a
20 compactor, with the number of toters, all of it
21 can be maintained on the site.

22 So, you know, we do have to discuss
23 with the health department that there might be a
24 range of retail uses. So they might need to be

1 conservative about what they recommend in terms
2 of a trash plan.

3 MR. GELLER: Anything else, Kate?

4 MS. POVERMAN: No. Thanks.

5 MR. GELLER: Great. So we are (he was
6 inaudible) until November 4, 7:00 p.m., and I
7 want to thank everybody for their participation
8 and patience this evening. Have a good evening.

C E R T I F I C A T E

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

I, ARLENE R. BOYER, a Certified Court
Reporter and Notary Public in and for the
Commonwealth of Massachusetts, do hereby
certify:

That the proceedings herein was recorded by
me and transcribed by me; and that such
transcript is a true record of the proceedings,
to the best of my knowledge, skill and ability.

IN WITNESS WHEREOF, I hereunto set my hand
and notarial seal this 14th day of October 2020.



Arlene R. Boyer, CVR

Notary Public

My Commission Expires

November 21, 2025

0	4	a	additional 76:8
0445 2:7	4 22:7 102:10,15	aab 23:19 94:1	additionally 6:21
1	103:16,17,20	abandon 77:4	address 6:14 17:6
1,700 105:9	106:6	ability 33:16	47:4 61:23 67:16
1-107 1:1	40b 7:9 43:19	107:12	69:16 73:19 76:21
100 77:17	46:20 48:5,19,21	able 5:7 15:14	79:20 100:9
11 56:22 99:9	52:11 55:20 68:21	42:2 61:21 65:12	addresses 89:17
102:3	104:14	67:13 97:12	adds 36:4
12 4:6 69:21 71:20	40bs 13:10 17:9	absent 99:11	adequate 4:19,20
14 58:23	30:7 55:13 62:18	absolutely 7:22	98:1
14th 107:14	82:20,21 88:21	19:23 85:14 92:18	adjacent 24:16
15th 10:13	420 48:6 62:19,24	103:12 104:12	34:13 48:3 53:20
16 9:1 10:24	65:21 67:4 90:21	abut 72:13	72:5
17 104:24	94:12,22 97:8	abuts 71:14	adjusted 87:5
1880s 77:3	455 17:7 22:8,10	abutter 71:7,23	administrative
19 4:9,11	35:21 40:14 41:4	acceptable 84:9	8:14 13:6
1920s 77:3	48:6,9 50:24	access 4:19,20 5:3	advantage 20:15
19th 86:20	53:16 56:21 57:9	accessible 4:14	33:17
2	59:13 63:21 64:8	accident 97:9	advantages 15:3
2018 59:3	64:10,15,16 65:1	accommodate	38:3
2020 1:16 4:6 9:1	66:17 72:3,5	18:20	advised 4:11 5:4
107:14	92:18 104:24	accommodation	advisory 23:19
2021 9:4	5	95:3	94:1
2025 107:21	500 1:7 3:5 64:9	account 24:11	aesthetic 63:16,23
21 107:21	64:13 65:5 66:5,9	accurate 5:19 6:3	aesthetics 65:20
21414 107:17	72:5,9,13	accused 29:17	affect 44:5
23 7:12 73:22	6	achieve 49:14	affirmative 3:16
27 67:18	617 2:8	achieved 83:12,13	affordable 26:8
270 105:18	7	acknowledge	62:8 63:7,12 67:2
2:00 75:19 76:2	7 76:23	20:21	78:11
3	72 27:1	acknowledgment	agenda 4:17 5:15
3 58:9	730-2670 2:8	20:3	5:16,21 8:2 13:5
30 1:16 9:18 54:13	7:00 1:17 106:6	activate 45:16	aggressive 12:24
63:9 70:17	8	activated 45:19	ago 47:13 58:23,24
333 2:6	8 104:1	active 21:6	70:3
36 62:3	9	activity 24:22	agree 7:18,19 30:7
3:00 75:19	9 62:4	add 69:1,24 71:17	36:9 47:12 52:16
	9:20 1:17	99:17 102:2	63:17 87:23 90:3
		added 92:10	95:12 101:18
		addition 88:4	agreeing 98:6,21
		95:20	

ahead 29:21 40:1 43:5 58:8 100:4 101:8,17 aicp 2:3 albeit 84:9 align 88:1 alignment 85:7 alleyway 66:23 allow 41:24 77:11 77:19 88:15 95:18 97:6 allowed 97:13 allows 17:24 84:24 95:10 98:11 allston 64:3 alternatives 50:8 amazing 96:23 ameliorate 98:6 amenable 11:21 amenities 88:17 amenity 30:18,21 amount 49:23 89:5 analysis 13:10,15 38:5 anecdote 63:24 angling 41:5 announce 103:19 anomalies 21:3 answer 35:8 56:18 56:19 82:19 84:10 97:19 98:15,17 anticipate 102:7 anybody 3:19 56:1 anymore 77:12 anyway 37:20 72:22 90:2 91:20 apartment 73:8 apartments 73:1 104:24	apologize 10:11 89:3 appalled 72:9,10 appeals 1:6 2:11 appear 6:18 79:7 96:9 appears 95:6 applicant 9:8 10:3 11:2 13:17 14:21 44:21 86:10 92:14 104:16 105:10 applicants 9:2 11:10,20 93:15 application 3:4 8:3 apply 97:1 appreciate 42:9 43:11 58:19 67:22 68:2 70:16 71:23 76:15 84:12 appreciated 50:6 73:24 appreciation 69:24 approach 18:12 19:3,8,10 53:23 60:20 71:22 appropriate 30:24 31:12 37:22 38:6 60:5 83:21 91:3 approximately 7:3 architect 2:18,21 56:15 67:20 82:4 82:15 87:2 88:7 100:1 architect's 15:6 architects 19:1 56:17 architecturable 87:19	architectural 7:8 42:4,5 74:1 89:17 90:1 architecturally 66:7 architecture 58:18 64:8 area 18:1 20:8 24:23 33:4 43:20 54:14 77:3 areas 60:1 argue 46:15 argument 88:24 arlene 107:5,18 arlington 64:1 articulate 94:7 articulated 29:1 articulation 26:21 39:10 40:15 90:13 asked 94:8 104:4 asking 9:10 45:2 46:17 84:14 aspect 88:13 aspects 72:2 88:8 100:9,12 assume 49:10 105:8 assuming 45:11 50:4 astute 68:2 attached 5:13 attendees 5:5 attends 83:1 attention 21:22 65:19 76:16 attic 41:10 attitude 21:4 attorney 2:20 11:1 attractive 34:3 38:1 64:15 71:1 71:15	audio 43:1 august 12:3,6 authorized 15:13 authorizes 4:18 automated 81:12 automation 81:13 availability 102:12 available 5:13 7:5 37:2 102:24 103:15 avalon 88:1 95:14 95:17 ave 68:12 72:13 73:7 aware 5:6 awful 62:7 63:10 64:10
b			
b 44:22 back 17:10 21:7 22:4 34:14 35:11 37:13 41:6 46:14 49:16 50:1,1 53:19 54:13,19 57:16,19,21,24 58:1 59:16 60:21 65:13,15 66:2 75:19 81:1 82:18 83:10,15,22 85:8 85:12 91:1 95:8 95:16 97:7 99:4 backs 94:14 baker's 4:6 balancing 98:9 ball 70:4 banded 48:7 banding 85:23 banned 77:15 barely 39:6			

barrett 2:19,19 7:10 102:23,24 103:2,3,6,9,13 base 22:20 41:10 based 57:4 82:20 82:21 basic 55:22 basically 14:3 36:5 36:17 38:14 83:6 94:17 battle 74:13 beach 70:4 beautiful 32:21 72:11 73:8 beautifully 63:18 beeline 53:19 began 12:6 beginning 21:8 behalf 79:8 believe 7:5 15:9 20:13 26:2 69:4,9 belongs 87:20 benefit 92:8 best 17:1 28:12 35:18 60:24 61:1 72:20 88:9 89:8 89:16 107:12 better 25:10 27:13 28:5 42:7 45:9,11 46:8 47:14 67:8 84:24 89:2,14,14 93:6 98:22 beyond 12:9 20:16 87:9 bicycles 42:18 54:13 biernbaum 76:19 76:22,23 big 21:21 31:20 32:8 42:13 74:10 86:2 91:11 105:1	bigger 23:11 33:6 34:15 35:10 45:15 45:17 55:21 85:24 biggest 23:15 61:5 bit 13:22 16:10 24:24 31:5 46:15 57:22 60:2 66:20 blaring 76:3 block 26:17 29:2 54:24 74:10 76:11 87:9,14 90:14 blocks 76:12 blown 70:4 board 1:6 2:11,13 2:14,15 3:6 8:1,7 12:2,5 29:4 30:6 57:6 71:20 72:1 79:8 81:18,24 83:3,24 84:2,2,9 92:17 96:10 98:22 100:4 102:16 board's 98:8 boards 14:5 79:5 bodies 4:13 body 4:18 5:12 41:10 boehmer 2:18 15:3,15 29:12,24 31:14 36:20 40:19 42:9 43:7 44:15 45:6,20 51:9 52:16,23 53:2,11 53:15 55:10,18 56:5 67:24 borders 20:22 boring 15:20 bottom 6:17 51:2 79:22 80:2,3 bought 97:11 bows 48:4	boyer 107:5,18 break 19:6 49:8 55:18 94:10 breaks 48:13 96:18 breathes 95:19 breathing 97:6 brick 72:10,11 88:2 bricks 36:6 briefly 74:9 bring 73:2 97:20 brings 58:16 63:8 broad 16:1 broadcast 5:9 broader 14:23 broken 95:7,22,22 95:23 brookline 1:5 2:5 2:7 7:5 19:4 60:8 67:21 75:12 brookline's 60:10 brooklinema.gov 2:9 brought 23:18 24:12 54:18 55:11 build 25:1 74:2 77:12 78:23 97:19 builders 72:17,24 building 13:8,10 13:12,15 16:20,21 17:6,21,24 18:6,11 18:18 19:2,3,12,17 19:18,22 20:1,14 20:19,20 21:11,14 21:15,17,18,20,24 22:7,7,10,22 23:7 23:8 24:7,18 25:1 25:7,9,16,19,21,21 26:15,17,20,21 27:20 28:5,7,10,11	28:22 30:15,17 31:2 33:9 34:8 35:6,10,12 36:23 37:13 38:7,15,18 39:14,22 40:16,21 41:6,8,9,14,15,16 42:19 44:17 46:22 47:2,23,24 48:7,9 48:14,24 49:7,10 49:13 51:2,17,20 51:20 52:11 53:20 53:24 54:1,7,9,20 55:4 58:17 60:7 60:10 63:1,4,6,8 63:22 64:4,22 65:4,11,21 66:2,18 66:21 67:6 68:4 68:14,24 73:2,5 74:4,9,9,15 75:24 76:6,9 77:5,8,9 78:10,17 85:4,5,13 86:1,2,4,11,21,24 87:5,6 88:2 89:15 89:18 90:1,10,17 91:6,17 92:13,19 92:23 95:8,14,21 96:17 97:4,14,23 98:19 100:10 buildings 13:11 16:15 18:9 20:8 22:2,15,18,20 23:12,13 24:10,16 26:5 28:15 32:21 32:21 37:10 40:11 40:11 48:4,20 50:10 55:20 72:11 73:8 75:8 76:11 76:12 77:10,16,19 78:5,22,23 85:8 86:15,17,18,18,21 88:3 90:22 93:16
---	---	--	--

built 24:7 27:6 31:24 79:9 bulk 16:21 90:12 bulky 31:3 business 5:18 12:6 45:18 75:10 businesses 62:23 busy 11:15,16 button 79:23,24 80:4,5	carved 20:11 carving 26:4 case 13:16 17:2 19:10 21:22 24:18 25:10 26:3 39:21 48:9 54:1 88:19 97:11 cases 46:24 cast 39:6 celebration 23:6 century 77:5 86:20 certain 18:1,12 44:9 89:4 105:15 certainly 11:15 12:24 14:16 18:23 24:21 31:23 34:22 39:15 41:21 44:4 51:23 63:11,12 64:22 70:8,11 85:24 certified 107:5 certify 107:8 chabad 49:5 chair 12:20 42:24 101:3 chairman 2:12 102:23 challenge 28:17 challenges 32:2 challenging 10:6,7 86:5 91:5 chance 10:14 59:1 79:7 change 84:1 changed 34:23 changes 41:11,12 chapels 49:6 character 36:3,18 37:23 88:5	characteristics 70:6 charge 8:7 9:8 27:24 36:11 57:6 60:14 80:18 81:20 82:22 84:8 98:16 98:24 99:21,24 100:5,17 chat 6:15,16,18 80:1,8 101:6 cheese 87:9,14 94:18 children 74:22 children's 79:3 choose 36:11 circle 65:15 cited 78:15 cities 74:2 city 78:6 civil 13:24 clarify 12:21 78:17 clay 20:11 clear 5:18 11:18 16:3 25:15 54:14 82:2 99:4 clearly 6:2 20:10 99:13,21 105:11 105:16 click 6:17 clients 100:1 cliff 15:2,8,14 29:4 29:5,19,22 35:15 43:6 45:1 52:9 53:1 55:24 56:2 57:18 58:7,14 60:2 82:16 83:5 87:15,24 93:5,11 93:14,22 94:8 96:11,20 99:10 100:4,11,22 104:9	cliff's 80:18 90:3 94:11 104:2 clifford 2:18 67:24 clone 93:2 close 8:24 13:11 13:13 17:17,17,19 35:7 93:15 closer 35:23 47:1 closest 46:5 code 13:10,15 17:22,24 23:21 cody 69:7 71:9,18 71:19 cognizant 17:21 coherent 23:14 collaborating 58:16 columbia 49:5 65:16 columns 59:14 combination 90:11 combine 87:3 come 24:5 28:14 47:8 59:14 65:11 65:15 73:12 75:19 77:22 78:4 79:1 80:17 82:18 83:15 99:4 comes 83:22 87:5 97:18 98:2 comfortable 65:24 coming 51:20 comm 68:12 73:7 comment 4:24 5:23 6:11 7:14 45:10 58:14 61:24 64:12 67:16 69:17 72:15 73:19 76:21 79:20 84:18 101:4 101:6
c			
c 2:1 3:1 107:1,1 cable 7:6 café 33:20 calendar 5:2 102:19 call 3:15 6:10,14 17:15 18:22 76:1 77:7 78:9,10,11,12 94:18 called 5:24 77:14 88:2 calling 6:22 canopies 86:3 cantilever 57:12 cantilevered 50:24 cap 94:16 captured 5:9 care 5:7 13:4 21:22 60:9 75:21 78:20,24 89:8,9 cared 60:9 careen 70:18 career 74:3 careful 26:3 carefully 68:23 caring 36:17 carless 89:1 cars 44:8 45:3 78:1 81:5 97:20 98:2			

commentary 8:12 comments 7:23 14:17 35:17 36:17 37:17 47:15,21 50:21 58:2,20 59:5,7 60:19 68:2 80:10,14 81:21,22 90:2 94:6 commercial 33:15 34:3,10 44:5 45:15 46:8 64:13 105:13 commission 62:6,8 107:20 commissioner 13:9 commitments 12:15 commonwealth 4:8 72:13 107:2,7 communicated 83:2 community 2:4 62:6 78:13 compactor 105:20 comparable 48:5 48:14 77:18 compelling 26:3 compensate 88:16 complain 76:1 complete 39:16 completely 65:24 complex 41:16 75:10 complicated 41:14 component 6:11 components 95:20 comprehensive 3:4 8:3 58:6 computer 5:8 6:1 69:20	concept 99:2 conceptual 59:21 concern 36:13 40:6 concerned 101:12 104:21 105:1 concerning 4:7 concerns 71:4 77:24 78:9 conclude 5:21 concluded 8:4 condense 75:6 condition 19:23 39:19 conditioned 39:21 conditions 21:1,2 84:10 condo 85:8 condominium 41:16 condominiums 34:24 conduct 4:14 5:18 12:3 conducted 4:5 6:10 conducting 12:6 conference 5:1,6 confine 7:23 confirmed 57:15 conflicted 88:23 conflicts 102:10 confused 52:1 connect 43:22,22 connected 101:16 conscious 19:6 conservative 106:1 consider 28:1 59:10 72:4,20	considerably 73:3 consideration 12:16 73:11 considering 87:17 consistent 4:6 89:22 constrain 33:13 49:9 constraints 20:22 55:2 60:23 construction 23:23 49:18 50:3 64:19 construe 73:4 consultant 7:9,10 contact 83:9 container 104:22 context 16:9,22 19:7,15,19 20:4,7 21:15 22:11 23:13 26:22 37:24 40:8 50:9,10 53:4 58:17 59:24 60:7 76:24 77:1,3 90:19 91:3 94:10 94:12,23 96:14 contextual 18:22 19:18 53:10 55:8 77:16 continue 60:3 102:13 continued 3:3 continuing 95:16 continuous 52:5 contrast 68:16,19 convening 4:24 conversation 6:7 63:18 67:23 69:2 74:7 85:1 99:8 conversations 83:20	convinced 44:21 coolidge 68:12 corner 19:23 21:16 34:5 36:4 53:19 63:2 67:20 68:11,12 77:8 cornice 24:19 37:12 correct 102:8 103:20,21 104:8 correspond 41:11 94:19 cost 50:3 count 49:11 86:6 couple 15:24,24 19:5 30:4 35:16 43:14 48:1 62:14 62:23 course 8:9 10:2 11:12 37:16 45:11 53:24 77:1 86:3 court 107:5 cover 5:17 covid 4:9,11 create 23:11,13 32:3,4 46:9 51:5 59:12,24 61:1 97:13 101:20 created 40:8 creates 21:1 34:2 38:1 48:12,12,13 66:7 75:4 creating 21:6 23:5 26:8 37:17 71:13 creativity 70:16 credibly 17:17 critical 83:8 99:19 101:19 cross 12:13 crossing 68:13
---	--	---	--

cube 49:17 58:9 cue 6:20 61:17 cues 16:19 22:14 22:23 24:16,17 59:22 current 4:7 20:24 37:19 49:22 90:11 101:19 currently 91:6 92:7 cursor 80:3 cutting 51:12 cvr 107:18	define 20:4 definitely 58:21 59:10,11,19,22 89:21 definition 20:16 definitively 34:17 degree 88:17 delayed 12:4 deliberation 13:4 deliver 67:16 69:17 73:19 76:21 79:20 demand 88:14 denigrate 35:19 dense 9:21 15:19 22:5 density 16:2,21 22:4 27:17 department 2:17 8:23 13:19 14:12 14:19 105:6,11,23 departments 14:5 depending 57:5 deployed 37:15 depth 59:18 described 70:3 describing 86:10 deserve 53:9 design 7:8 8:6 12:12 16:5,15 23:22 27:20 30:11 37:19 41:24 42:1 46:18 49:22 58:23 70:2,6,23 72:9 85:17 87:14 91:10 93:13 101:19 104:4 designed 20:21 26:18 31:3 90:23 91:9	designer 37:2 designing 46:16 detail 16:2 27:23 47:18 81:1 detailed 13:17 104:3,5 detailing 60:4 details 23:16 develop 60:4 developable 17:15 17:21 18:16 20:5 20:17 31:16 developed 21:19 22:3 25:5 31:17 31:19 33:5,5 68:8 68:10 69:22 101:22 developer 8:8,10 17:5 21:8,10 24:8 25:9 40:7 81:20 81:23 82:23 83:5 83:7,12,22 91:21 97:9,11,23 98:5 developer's 45:7 78:19,21 developers 30:11 60:8 76:5 development 2:4 16:5,18 17:8 23:23 63:15 71:13 73:23 75:14,15 79:1 87:16 91:12 91:23,24 92:4 developments 18:13,14 19:1 24:6 43:19 46:20 52:12 64:7 develops 104:5 dexter 75:10 different 19:7,9,11 19:12 21:15 53:9	53:23 74:5 88:11 95:9 differentiate 88:10 differentiation 36:3 differently 94:8 difficult 9:9 60:22 65:9 digest 10:1 digesting 59:5 dimensional 24:17 39:9 48:15 dimensionally 20:12 39:11,14 direction 57:5 67:6 83:3 directions 49:3 directly 19:14 24:18 25:3 44:2 69:21 disability 42:7 discern 105:18 discreet 53:5 discuss 82:16 105:22 discussed 9:2 84:4 94:23 105:7 discussing 62:5 77:18 discussion 16:10 36:14 43:13 50:8 57:12 73:24 81:19 96:5 discussions 49:19 82:17 104:14 dismissing 23:3 disregard 44:16 44:17 disrespectful 66:14,15,18 92:23
d			
d 3:1 danesh 60:8 100:3 100:20 daneshes 35:22 dangers 75:4 danny 100:3,18 dark 74:11 date 7:3 11:23 12:12 17:14 102:6 david 100:3,19 day 43:16 74:24 107:14 deadline 8:24 deal 55:23 75:23 dealing 89:18 dealt 44:1 december 9:1 10:24 11:16 59:3 decide 9:5 decided 41:3 77:4 83:24 decisions 77:2 dedicate 45:22 dedicated 92:7 deeper 42:2 deeply 71:23			

disruptive 42:15 42:17,18 distance 55:2 95:2 distancing 4:12 distinct 95:7 diversity 62:6 document 23:23 documents 23:3 doing 39:5 51:13 59:17 67:3 door 35:12 37:11 42:13 47:9,16 68:4 doors 38:12 dopazo 2:20 11:1 11:8,9 56:13 58:12 81:8,11,15 99:23 100:14,18 101:1 downtown 101:17 dpw 13:19 14:1,11 14:14 draft 83:20 draw 17:16 18:5 drawings 13:24 38:20 drawn 64:14 drew 53:18 drift 42:16 drive 65:14 67:5 driveway 41:20 65:4 71:5 drop 47:6 52:19 81:4,6 drunk 75:19 drunks 75:23 due 4:8	earlier 15:18 17:8 21:23 62:17 64:12 69:11 102:12 early 9:5 10:17 18:4 57:2 ears 63:9 earth 64:4 east 54:1 easy 15:12 25:4 31:15 51:14 65:18 echos 40:16 economics 49:19 edge 65:10 66:22 edges 27:10 effect 98:6 101:20 effective 5:18 32:18 41:17 effectively 66:21 effort 38:12 efforts 39:2 eight 37:13 either 19:17 23:5 30:21 44:13 48:7 65:16 83:9 85:21 95:21 elements 8:6 elevated 32:6 34:12 81:10 elevation 38:7,11 104:8 elevations 26:19 38:21 87:20 elevator 99:9,14 eliminate 72:23,24 eliminating 44:7 71:2 emergency 4:8 emphasize 38:13 66:12 92:16 empty 64:16,23	emulate 77:15 encourage 67:5 encouraged 68:5 ended 85:18 endorse 70:9,9 ends 33:15 engage 6:6 engineering 14:12 enjoy 75:1 enjoyed 73:23 ensure 5:19 24:21 enter 6:15 entire 12:1,13 entirely 4:18 entrance 46:23 62:20 65:3,4 93:8 entrances 47:11 52:13 62:17 entry 42:12 52:3,4 envelope 17:16,21 18:17 20:17 87:16 environment 34:2 38:1 89:3 environmentally 100:11 envision 41:23 escaping 17:7 especially 12:10 13:14,19,20 14:19 33:9 52:17,18 75:8 essentially 38:8 83:11 94:11 established 22:12 95:17 establishment 17:15 estimated 10:18 etcetera 41:22 evening 3:2,7 11:9 56:16 58:5 62:1	79:11 98:16 106:8 106:8 evening's 7:15 everybody 58:11 58:22 67:7 76:8 106:7 everybody's 15:5 evil 74:13 exactly 18:16 40:14 66:3 example 18:15 22:1 31:11 38:11 81:7 104:23 examples 19:4 excellent 21:11 excited 59:6 60:14 61:7 exciting 78:6 executive 4:7 exercise 105:17 exist 39:20 existing 16:18 37:24 38:20,21 40:21 expect 9:23 expectations 25:8 expense 76:8 expensive 49:21 experience 21:6 50:17 82:20 101:12,23 expert 31:8 expertise 27:12 expires 107:20 explicit 78:8 explore 91:12 exploring 93:10 expound 36:18 expression 19:8,9 extend 46:10
e			
e 2:1,1 3:1,1 107:1 107:1			

extension 9:2,3,11 11:11,19,23 12:8 exterior 88:11 extremely 26:9 40:8 92:23 extrude 18:6 extruded 29:1 87:9 extruding 20:24 eye 74:18 eyesore 76:7	fast 70:18 favor 6:23 63:14 64:6 fear 78:16 feasability 23:24 feasible 57:3,7 89:10 feature 4:23 85:14 features 89:17 feedback 14:21 58:4 100:21 feel 9:13 12:23 21:9 36:10 60:5 64:7 91:2,13,15 95:24 98:22 100:16 101:15,16 feeling 51:10 91:18 feet 17:22 37:13 86:6 89:19 105:9 fellow 81:24 fenestrated 18:2 fenestration 55:9 figure 20:4 37:22 54:22 60:24 98:19 figuring 21:14 38:6 55:13 finally 5:16 6:8 find 6:16 23:10 60:4 87:7 fine 15:17 65:23 102:17 finer 93:12 finish 16:9 fire 14:9 first 6:12 10:14 12:22 21:11 27:13 29:16 30:5 31:7 33:14 34:3,8,12 35:17 37:2 43:10 44:1,4 45:24	49:17 59:4 61:18 62:16 69:23 71:10 73:1 82:8 86:16 87:10 95:13 102:7 fit 12:10 16:20 19:14,22 20:6 28:17 76:10,10 94:9 96:9,13,14 fits 53:13 60:7 96:24 five 10:18 17:22 32:9,12 40:11 67:19 fix 65:18 flat 85:7 floor 6:5 27:13 33:14 34:12 44:2 44:4 45:24,24 46:1 60:21 73:1 76:3 104:6 floors 91:1 flushed 100:13 focus 94:8 96:16 focused 7:7 folks 24:1 66:11 67:5 follow 5:15 9:19 50:23 94:3 followed 95:13 following 20:23 foot 27:1 99:9 105:18,19 footage 49:12 50:4 footprint 44:10 48:21 49:10,13 85:4 86:7 forced 65:14 foreseeing 32:16 forget 66:3 forgive 14:4 62:18	form 90:11 92:21 94:20 95:4,18 98:20 forth 11:14 12:16 46:14 forward 49:22 60:17 found 43:21 47:19 57:2 103:10 foundation 104:17 four 10:6,8 73:22 89:19,19 102:13 fraction 44:10 frame 21:17 framework 86:13 frankly 63:20 84:20 97:3 friend 75:9,9,22 friendly 42:8 100:11 friends 79:3 front 31:10 33:19 53:20 74:17 frontage 34:10 52:5 fronts 94:12 fueled 40:6 fulfill 20:12 full 39:24 fuller 47:12 48:9 62:20 63:3 fullest 104:10 fun 86:1 function 53:4 66:1 77:1 functional 33:21 fundamental 33:8 49:2,8 55:20 85:15 funny 24:22 33:4 77:13
f			
f 107:1 fabric 18:17 19:2 20:2,3 60:11 facade 13:16 19:8 38:13 41:13 42:19 45:16 55:9 59:12 59:19 62:22 64:23 86:13 87:3 104:5 facades 48:3 85:20 face 54:1 85:5,5,13 87:6 facilitate 104:3 facing 54:9 fact 12:5 20:13 25:23 37:14 53:16 64:15 66:9 77:13 factored 99:11 fair 10:2 fairly 97:5 familiar 16:17 families 79:2 family 60:8 68:17 fantastic 35:18 far 17:3 18:10 19:8 21:14 27:24 28:22 30:16 32:18 37:7 38:3 42:16 54:5 56:18 64:17 65:17,20			

further 66:20 80:13 90:2 future 25:5 60:11	gestures 38:9 getting 10:14 14:17 22:4 23:19 35:3 49:15 51:6,6 101:5 giant 74:18 75:24 76:6 gigantic 25:3 gilbert 2:20 11:1,8 11:9 56:13 58:12 81:8,11,15 99:23 100:14,18 101:1 give 8:7,10 9:7,18 9:24 10:1 36:11 36:22 56:15 61:19 61:22 67:15 69:16 73:18 76:20 79:19 81:21,22 84:18 88:5,8 98:16 104:10 given 32:7 33:9 44:22 83:3,13 92:4 94:10 99:16 gives 48:11 57:22 89:23 giving 62:13 81:20 go 12:7,9,14 15:20 27:23 29:10,21 31:23 36:11 43:5 44:19 47:18 51:8 54:21 56:18 58:8 58:18 61:9 65:5 75:22 82:6 84:3 97:7 100:4 101:8 104:1 goal 81:19 84:6 goes 15:7 22:24 49:2 65:17 82:12 98:10 going 9:9 11:21 12:2 14:6,10 21:7	22:16 23:2 28:20 30:3 33:5 34:22 35:4,13 36:13 37:19 39:18,23 42:1 43:5 47:18 48:22 49:18,20 50:2,12,19 51:3,19 54:15 55:21 57:3 59:10 60:13 61:1 61:12 64:19 65:7 66:2 67:8 68:8,10 69:24 82:6 84:18 86:2,5 88:19 89:2 89:6,11 90:8 94:6 94:7 96:9 97:2,3 97:23 98:3,17,19 99:14,15,16,17 102:9 104:1,21 105:12,13 good 3:2,24 11:8 14:22,22 18:15 26:10 29:24 30:2 33:2 37:7 52:18 62:1 68:1 74:13 75:9 84:24 87:18 93:5 95:17 106:8 gotten 14:8 governor 4:6 governor's 4:16 grab 18:16 grade 81:6 grandchildren 32:11 granted 11:12 grates 54:15 great 4:1 7:19 14:22 15:2 33:1 36:2 42:22 52:24 56:2,7 58:17 61:11,16 77:23 78:21 80:21 81:18	94:5 100:6 101:2 106:5 grooming 88:20 gross 49:12 50:4 ground 5:17 36:7 46:11 60:21 87:10 group 2:19 10:4 13:1 82:10 83:4 guess 15:7,23 18:21 28:6 30:12 30:21 34:16 36:13 42:4 57:22 61:5 62:14 65:16,20 90:3 91:17 guys 61:9
g 3:1 gallimore 101:4 101:10 game 16:23 garage 38:12 42:13 47:15,16 54:15 62:21 65:3 65:12 72:23 garbage 104:23 gas 54:11 72:6,7 geller 2:12 3:2,3 3:11,13,15,19,22 4:1 8:17,19,21 9:13 10:9 11:4 12:19 13:2 14:4 14:22 15:2 29:4 29:11,16,21 42:22 43:2 52:24 53:3 53:13 55:7,16,24 56:7 61:11,16 67:10 69:3 73:14 76:17 79:12 80:11 80:13,21 81:16,18 82:19 84:20,23 87:22 90:6 94:5 100:6 101:2,8 102:5,15,18 103:2 103:4,7,12,14,17 103:19,22 106:3,5 general 16:9 63:9 63:12 69:23 87:4 generally 17:20 91:18 97:17 generate 6:3 genuinely 45:9 geotechnical 24:6 93:17 104:7	h half 40:2 89:19 hand 9:16 98:4 107:13 happen 40:3 46:1 86:19 97:24 99:3 happened 53:17 63:18 happening 10:23 54:8 63:15 75:17 96:6 happens 85:16 happy 12:7 35:5 56:5 75:11 hard 17:10 31:1 33:16 harder 21:13,14 49:14 harding 2:21 56:16 58:3,9,10,13 100:16 hardware 33:18 harsher 20:19 harvard 1:7 3:5 17:9,19 19:5 20:14 21:2,2,4,12		

21:24 22:3 23:7 24:23 27:2 28:16 33:10,11,12 34:11 35:9 37:4,6 39:19 39:21,22 40:9,12 41:20,23 42:12 47:2,3,3,9,14 49:1 50:18 52:6,13,21 53:8,18 55:13 56:21 57:9,19,20 57:24 62:19,22,24 63:21 64:3 65:7 65:13,22 66:16,20 68:3,9 72:12,13 73:7 77:8 85:15 86:15,23 87:6,20 90:21 92:18 93:7 95:8,9,16 101:14 101:21 hate 12:13 92:20 92:24 103:24 head 72:12 health 13:19 14:19 105:5,11,23 hear 7:20,22 8:6 14:14 29:7 53:1 56:3 58:11 61:5 74:6 79:24 82:11 heard 8:5 24:15 25:17 36:21 76:24 77:16 83:23 98:4 hearing 1:6 4:4,17 4:23,24 5:4,14,14 5:19 6:9,12 7:1,4 7:7,11,12,15,24 9:1,6 10:8,17,20 14:16,20 47:5 59:3 80:8 83:4,21 98:5 102:6 hearings 4:14 9:9 10:19,22 12:3	15:4 83:4 103:8 height 18:7,10 20:15 25:17,19,20 37:22 45:24 47:22 47:23 70:11,12 90:4,11,17 92:12 96:16 97:14 99:2 99:6 101:20,23 hello 76:22 103:2 help 5:19 16:1 40:24 50:12 56:6 59:12 60:5 67:5 81:23,23 98:14,19 helped 55:12 helpful 35:19 42:20 100:21 helpfully 93:14 helps 6:3 59:18 63:10 84:17 hereunto 107:13 hesitantly 40:20 hi 29:22 43:6,7 71:18 103:3 hideously 92:19 hierarchy 82:2 high 48:18 66:4 73:5 76:12 98:13 higher 31:4 highlight 78:7 highly 66:12,13 hints 26:20 historically 32:23 history 58:15 77:1 hobbits 74:12,17 hold 5:23 80:9 holes 21:3 holidays 11:17 12:15 home 15:5,6 95:1 homes 79:8	honestly 70:19 honor 70:7 hop 105:5 hope 29:3,24 50:7 73:11,12 74:22 hopefully 65:8 hoping 48:22 87:2 horizontal 55:8,12 95:12 horrible 51:8 host 6:19 hosting 6:19 house 49:5 64:2 households 78:24 houses 48:15 67:19 68:17 73:22 housing 62:8 63:8 63:11,13 64:7 67:2 68:21 77:5 77:22,24 78:11,12 78:13 99:9 hover 80:3	immediate 19:14 immediately 34:13 impact 22:2 38:3,4 93:20 99:17 impactful 83:8 98:14 impacting 101:22 impacts 102:1 important 11:20 13:4 23:20 25:15 25:22 27:24 32:10 37:16 42:13 50:17 60:16 62:9 72:16 85:19 88:12 98:10 100:8,12 101:15 104:8 importantly 33:23 36:15 impression 36:22 inadequate 34:21 inaudible 98:2 106:6 incarnation 21:23 inch 33:11 inches 59:15 86:6 96:7 inclined 47:12 include 4:20 16:11 104:13 included 19:19 inclusion 62:6 incorporated 88:9 increase 45:23 50:2,3 63:11 increases 63:12 incredibly 66:13 66:15 incumbent 8:7 industrial 86:19 inevitable 68:7
--	--	---	--

<p>infill 18:14,24 information 7:20 7:22 8:14 14:7,8 23:3 24:6 25:12 56:11 69:1 83:1 99:10 informational 13:5 infrastructure 74:4,5 inherently 23:9 initial 59:4 84:5 86:9 initially 97:10 inner 47:21,22 insight 58:17 inspiration 88:5 instance 14:8 97:7 intense 105:16 intensity 13:20 105:18 intent 45:10 interest 25:6 37:17 interested 30:13 61:4 interesting 15:23 22:10 25:24 39:16 57:14 71:12 87:8 89:24 103:10 internal 44:7 interpreted 23:22 interrupt 103:24 introduce 5:20 26:21 invading 74:13 invasion 74:20 investigation 93:18 invitation 5:14 invite 5:22 101:5</p>	<p>inviting 34:2 involving 3:4 irrespective 55:5 issue 19:16 22:5 23:23,24 24:5 27:1,15 32:14,16 51:5 68:2 83:8 90:4 91:20 94:2 94:22 issues 8:14 11:14 17:22 24:4 28:14 31:21 41:21,21 44:23 54:4 55:23 63:17,19 65:1 80:6 82:2 83:10 84:7 99:19 item 50:15 items 9:12 13:5 14:3 44:1</p> <p style="text-align: center;">j</p> <p>j.r.r. 74:12 january 9:4,4,11 11:22 12:8,14 87:18 jennifer 2:20 11:9 58:10 59:8 80:24 81:1 99:20 jess 80:14 jesse 2:12 3:3 29:8 29:10,19 42:4 82:7 jfk 68:13 joanna 79:17,21 79:24 80:7,9 101:4,9 job 21:11 89:9 johanna 2:13 3:7 3:11 56:1 81:16 90:6 john 2:21 56:16 58:3,8,9 100:2,15</p>	<p>100:23 judi 2:19 7:10,11 102:24 103:2,8 jump 42:4 50:22</p> <p style="text-align: center;">k</p> <p>kate 2:14 3:7,9 10:11 42:9,22 56:2,19 57:11 80:14 87:22 90:9 91:14 100:14 106:3 keep 17:10 98:9 keeping 87:4 kenwood 34:15 38:10 44:12 46:5 52:4 53:6 54:9 63:4 65:6,6,9 66:14 67:18 69:21 70:15,22 71:5,20 73:22 93:9 94:13 95:7 101:14 key 87:24 ki 47:1 66:2 86:2 90:21 kick 82:4 kind 16:1,8 17:2 17:13,15,20 18:11 18:18,22,23 19:3,7 19:9,11,12,18,20 21:9 23:1,15 24:22 25:1 27:8 27:10 28:16,17 35:6 37:1,5,20 38:5,16 39:4 40:2 40:23 41:5,7 47:6 48:2,10,11 51:19 53:16,18 54:4,19 86:11,12 87:1 kinds 24:14 30:23 33:24 93:13 98:7</p>	<p>kitchen 105:14 knew 11:15 12:2 know 7:19 8:24 9:20 10:10 14:9 14:10 15:11 17:18 22:9 24:1,1,3,11 24:13,14 26:6 28:4,8 31:1,1,4,6 31:10 32:1 33:3 33:14 34:7,16,17 34:18 36:6,24 37:5 38:3,8 39:12 39:12,15,19 40:10 40:22 41:1,6,12 42:18 43:11 44:4 44:9 45:6,9,15 46:14,16,22,22 47:2,5,7,21,23 48:4,6,8,11,15,17 48:23,24 49:3,12 49:20,24 50:1,3,4 50:7,18 51:11,11 51:13,14,21,21 52:12,13 53:12 54:2 55:12,19 59:21 60:2,15 61:13 63:7,10,24 64:2,16,16,23 65:23 66:10 67:1 67:1 70:3,19 71:24 72:18 74:18 74:19 75:7,23,24 76:4,11 81:4 82:12,24 83:7 84:14 85:8,10,16 85:24 86:6,11,12 86:19,20 87:1,7,9 88:9,19 90:21 91:4,22 92:2,16,16 93:6,18,19,24 97:19,21 101:10</p>
---	---	---	---

102:11 103:4,11 104:20 105:9,19 105:22 knowing 16:20 knowledge 107:12 knowledgeable 58:19 known 74:9,11 knows 24:9 26:7	letting 12:17 level 25:7 27:19 32:5 34:1,4,12 35:12 37:12,18 41:11 46:9 51:2 55:14 57:17 59:14 81:6 levels 16:7 31:5 levine 49:6 lie 98:17 light 35:4 66:23 95:19 likewise 43:8 limitations 83:13 limited 8:2 limiting 91:22 line 13:12,13 17:16 18:5 35:7 37:12 53:24 54:3 54:12 59:15 95:12 95:16 lines 17:18 20:23 24:19 55:2,8,12 93:16 lip 96:6 lipstick 97:1 lisa 69:6,13 71:19 list 23:1 61:19 69:10 80:19 98:21 99:18 listen 7:17 27:11 listing 43:15 lists 104:2 literally 33:11 little 9:16 13:22 17:9 24:24 29:12 29:14 31:5 36:18 41:16 60:2 66:20 66:23 69:11 70:21 74:17	live 62:2 67:18 69:21 73:21 77:9 lived 75:10 livelier 45:18 lives 15:5 64:1 74:21 living 84:15 loaded 12:15 loading 52:22 local 62:10 79:4 located 3:5 location 4:15 30:20 31:13 44:18 68:11 72:5 locations 74:5 loft 86:11,17,17,18 87:1 logic 18:3 logistical 60:20 long 4:19 33:2 43:11 58:15,24 59:1,1 look 13:14 15:4,17 16:16 17:13 19:1 19:20 22:17 26:19 28:9 36:16 37:3 37:21 40:1 49:16 51:15,23 57:4 59:6,19 60:13,15 61:4 64:9 65:3,21 66:17 79:21 88:4 93:15 105:6 looked 23:17 34:8 44:22 46:13 57:2 looking 16:17,18 17:10 26:12 35:3 36:2 37:9 40:23 51:18 53:12 60:20 63:21 70:5,6 73:4 74:23 86:15	looks 15:6 80:6 84:3 loss 26:5,6,7 78:16 78:18 lost 78:24 lot 9:20 16:6 17:4 17:18 18:8 19:1 20:23 21:3,21,21 23:16 24:1 25:12 27:17,19 28:1 31:3,22 32:11 35:24 36:3,20 37:18 40:5,24 41:2 44:8,11 46:17 47:5 48:12 50:12 54:8,19 57:12 58:7,16 59:2,4 61:3 62:7 63:10 64:10 67:8 68:1 72:6,23,24 75:18,18 76:24 77:24 86:2 88:12 91:16 93:11 96:11 96:13,22 97:15 lots 49:4 love 32:11 92:18 low 29:18 91:19 lower 22:19 34:1 89:18
l		m	
lack 88:17 90:12 90:12,13 landscape 49:1 landscaped 49:3 landscaping 22:21 49:4 85:12 88:15 88:16 95:18 language 56:17 95:10 large 66:1,1 86:13 97:23 largely 77:3 90:8 larger 105:3 late 101:13 laugh 18:10 laundry 23:1 law 4:13,22 layering 39:3,4 lead 93:2 learned 17:10 59:2 leave 25:11 27:22 29:2 lee 76:19,19,22 left 50:11 65:13 lepson 61:19 62:1 62:2 lessons 17:10 letter 25:23 26:1 43:11,12,18,23 75:6 93:12 98:8			ma 2:7 maab 104:6 magic 96:23 magnificent 63:22 main 19:21 22:19 27:15 45:22 62:22 maintain 37:23 90:17 maintained 105:21

maintaining 37:7 major 86:3 making 26:4 28:1 60:10 68:23 100:10 manner 4:5 94:15 march 4:6 maria 2:3 3:16 8:13,20 9:13 11:22 14:4 15:18 82:22 83:5 89:20 102:8,21 103:15 103:20 maria's 83:16 marketing 91:20 masonry 48:4 60:1 68:4 77:10 mass 87:5 95:6 96:19 99:2,6 massachusetts 107:2,7 massing 19:10 58:18 92:12 match 72:11 material 41:11 48:8 55:15 materiality 24:17 materials 4:17 5:11 37:15 49:21 72:2,8 88:10,11 96:3 104:5 matter 38:5 matters 26:15 37:9 maximize 70:5 88:21 maximizing 87:15 mean 18:8 25:2 30:14,19 31:15,20 40:14 41:2,3,9 44:16 45:7,14	46:12 52:17 53:6 55:10 64:18 85:21 86:6 87:12,13 meaningful 96:8 means 93:8 96:12 meant 22:16 measures 43:14 meet 4:18 meeting 4:3,13 5:3 9:7 10:12,21 11:16 62:3 79:6 meetings 10:4 13:1 48:23 82:8 82:10,23 83:1,16 83:19 meets 84:8 meiklejohn 2:15 3:8,14 42:23 43:4 43:5,9 45:1,14 46:12 52:9,22 80:23 81:9,14 82:5,6 84:11,22 85:2 102:19 103:15 member 2:13,14 2:15 5:22 62:4,5 67:11 86:9 members 3:6 5:12 6:6,7,12,20,22 7:13 8:1,7 29:5 30:6 61:13 71:21 81:18,24 83:3 84:21 90:20 92:17 96:10 102:16 mentioned 15:18 44:8 93:22 96:11 96:12 100:23 messo 69:7,18,20 71:10 meters 54:12 81:10	method 18:4,4 104:17 michael 69:7,14 69:20 microphone 61:21 67:14 69:15 73:17 79:18 middle 10:13 78:5 mike 71:17 million 25:17 mind 98:9 101:7 104:1 minimal 24:7 27:2 minor 80:23 minute 32:9 102:20 minutes 5:19 6:3 32:12 missed 14:5 51:24 missing 23:4 28:3 mistake 32:19 mistaken 62:19 64:15 65:17 mitigate 4:10 70:19 71:3 101:24 mitigation 43:14 43:24 50:15 mixed 13:21 21:23 40:9,11 mixture 60:24 mmorelli 2:9 modulation 48:2 85:20,21 87:3 moment 27:23 47:13 56:16 61:19 64:14 67:17 money 78:21,23 monolithic 88:13 90:14 95:24 month 11:15,17 12:1,13,14	months 58:23 64:2 morelli 2:3 3:17 3:18,21 8:15,18,20 8:20,22 9:17 10:16 11:5,6 12:20 13:7 14:13 15:1,10 69:4,9 79:15,21 80:12 101:3,9 102:4,9 103:18,21 104:12 105:4 morning 75:20 76:2 motions 5:23 motivations 43:15 move 41:5 42:12 49:9 52:4 55:14 60:16 87:8,18 95:17 moved 41:23 75:11 moves 41:7 66:22 movie 74:19 moving 40:14 41:20 44:11 52:2 music 63:8 76:3 mute 6:1 29:10 61:9 muted 29:11
n			
n 2:1 3:1 name 3:3,16 4:2 5:22,24 6:5,14,15 6:15 47:3 61:23 62:2 67:15,18 69:16 71:11,19 73:19,21 76:20 79:19 names 3:8,9 narrative 104:16			

narrow 54:17 84:6 narrower 45:2 nascent 40:22 nature 13:6 nearby 26:22 necessarily 26:11 39:8 91:13 96:16 need 7:20 9:7,23 10:18,21 12:1,9 13:22 14:20 15:16 15:16 23:17,21 28:4 34:7 39:9 40:1 56:3 60:23 68:23 76:5,7 77:23 88:21 89:6 94:3 105:2,24 needs 15:11 35:10 37:6 65:19 83:18 89:12,13 95:13,21 95:22,23 96:3,8,13 96:14,17 99:11 negative 30:10 31:18,18 87:12 101:24 negatively 101:22 negotiation 36:1 neighbor 22:13 24:8 32:20,22 34:13,20 39:1 46:6 53:22 54:9 66:15,19 70:7 neighborhood 16:19 31:9 65:7 65:15 68:18 73:13 76:4 94:15,16,20 95:4 101:16 neighborhoods 86:20 neighboring 24:9 41:15 97:12	neighbors 26:2 30:18 55:22 64:5 66:14 67:7 78:15 93:21 nervous 68:16 never 42:11,14 79:2,4,7,9 103:24 new 7:21 63:9 68:24 79:17 86:21 87:8 nice 15:6 22:16 32:8 34:9 37:15 40:9 41:4 43:6,16 46:4 49:20 65:23 nicely 22:12 37:15 niece 64:1,5 night 101:13 102:24 noise 72:23 75:18 norfolk 107:3 normal 23:1 normally 20:20 north 13:16 21:20 22:11,13 24:19 32:20,22 34:20,24 41:15,17 51:18 66:16 88:3 notarial 107:14 notary 107:6,19 note 5:15 7:9 30:22 80:1 85:20 100:15 noted 7:16 99:10 100:11 104:13 notes 27:9 47:17 notice 49:17 noticed 47:10 notion 16:17 20:24 53:3 70:1,10,11,15 70:20 71:15 72:17	novelist 25:1 november 9:10 10:13,15,17,20 11:15,24 12:11,22 102:8,10,15 103:16,17,20 106:6 107:21 number 24:2 37:20 44:24 46:2 47:23 50:15 71:1 72:21 83:15,19 85:3 89:15 91:19 96:10 105:20 numbers 46:7 o o 3:1 object 19:3,13 objective 18:20 observation 30:3 observe 30:6 observed 90:21 obtained 56:11 obvious 27:7 obviously 16:14 30:15 occupancy 56:21 occupants 46:23 occupies 62:22 occurring 104:19 october 9:14 12:23 13:1 107:14 odd 39:19 86:22 oddly 33:4 offer 7:13,14,17 56:9 61:14 82:14 offered 98:5 offering 72:21 98:13 offers 88:18 oh 3:19,22 8:20 36:12 63:21 69:13	79:16 104:18 okay 10:9 29:17 30:1 45:3 56:5 58:11 67:17 89:5 103:22 105:12 old 77:17 85:8 once 8:4 ones 55:16 online 7:5 open 4:3,4,13 25:3 30:14,16,20 31:15 32:16 33:6 39:16 85:11,18 opening 102:20 opinion 23:19 26:18 30:13 76:14 94:1 104:6 opportunities 68:21 opportunity 7:13 8:10 22:6 25:2 47:24 56:9 62:13 79:10 89:23 100:2 opposed 65:13 opposite 69:21 101:21 opposition 6:23 options 48:23 87:8 order 4:7,10,16 6:20 61:17 70:5 88:13 organized 43:17 43:19 outbreak 4:9 outside 33:20 overall 21:4 overarching 83:2 overhang 33:24 overhangs 66:6 overwhelming 74:14
---	--	---	--

owner 35:2	participating 5:5	permutations 83:6	pleasant 32:4
owners 64:22	participation 4:21	person 69:5,6	please 3:16 5:6,23
p	4:21 106:7	personal 13:3	5:24 6:4,7,15 7:23
p 2:1,1 3:1	particular 17:19	perspective 16:2	11:6 29:21 67:15
p.m. 1:17,17 106:6	35:4 46:21 63:6	16:14 20:18 28:13	69:16 73:18 76:20
page 104:1	70:1 88:19	33:22 34:23 51:22	100:4
pages 1:1	particularly 28:11	62:10,11,12 63:14	pleased 58:6
paid 21:22 65:19	37:4 55:5 91:18	63:16	pleasing 74:6
96:6	96:10	persuasive 87:1	pleasure 100:23
painterly 38:16	parts 54:6	pet 61:5 88:20	point 9:6 11:10
panak 2:17 3:24	pass 71:17	96:3	14:7 16:5 17:23
15:9,13 61:15,18	passes 18:9	peter 24:23	18:7,9 23:16,18
67:11 69:6,13	patience 106:8	petitioner 56:10	26:10 28:7,9 31:2
73:15 76:18 79:14	patterns 16:18	phase 40:22	31:8 33:1 34:15
79:16 102:2	payoff 44:13	phone 6:1	38:2,4 45:22
pandemic 11:13	pedestrian 21:5	physical 4:12,15	51:24 52:1,18
12:5	24:22 37:8 38:1	pick 36:10	56:10,24 61:12
panel 92:17	41:22 42:14 50:17	picking 40:14	62:15 75:1 83:16
panelist 61:20	101:12,22	pickup 47:6	84:7 89:20 105:17
67:13 73:17 76:20	pedestrians 42:18	piece 20:11 51:19	pointed 31:6
79:18	peer 7:8 8:4,11	68:24 71:13,14	points 93:6,12
panelists 69:14	9:18,24 56:11	pit 57:1 81:2,3,6	police 76:1
70:14	69:24 70:11 77:7	place 10:6 46:21	policy 62:12
panels 96:2	78:15 82:24	47:14	pool 91:22
parcel 97:12	peeve 96:4	placed 25:20	portion 70:15,21
park 32:8,9,13	peeves 61:5	places 17:23 26:20	95:14
75:10	pencils 57:8	38:6 92:1	position 84:19
parking 8:5 12:11	people 15:16 29:3	plain 28:3 100:13	positive 22:1 35:9
21:21 23:18 24:2	29:3 33:19 61:17	plan 12:21 13:18	45:4,5 93:1
31:22 41:24 42:7	63:20 64:6 65:11	42:7 46:4 64:10	possibility 9:14
42:8 44:7,20 49:4	70:17 74:1 75:19	104:20 106:2	26:7 41:19
52:20 56:22 71:2	79:3,6 91:23 98:2	plane 38:14 41:12	possible 16:20
72:6,19,20 75:3	people's 9:15 93:1	41:12	17:17 18:17 44:23
77:18,22 81:1,2,3	98:3	planner 2:3 8:22	66:23 97:22
88:24 89:11,13	percentage 18:1	planning 2:4,17,19	104:11
90:4 91:14,15,17	perform 96:23	8:23	possibly 86:9
91:18 92:1,2,4,8	performance 25:8	plans 14:18 50:9	posted 4:16 5:1
93:24 97:17,18	perimeter 18:6	54:11 64:17 65:5	potential 33:14
98:1,1,16	permit 3:4 5:17	104:6	34:3 44:22 71:4
part 25:21 47:3	8:3 64:19	play 32:12 57:7	potentially 19:12
60:10 76:23 85:7		59:11	51:6 64:14,24

65:1 90:15,16 poverman 2:14 3:7,10 10:10,12 29:7,18 35:16 40:13 41:18 42:20 50:22 80:16 87:23 100:7 102:22 103:23 104:18 106:4 practical 52:19 54:4 practice 4:11 pre 86:20 precedent 31:9 40:9 68:15 78:4 precinct 62:4,4,11 predecessors 7:18 predicted 11:13 predominantly 75:16 preliminary 13:10 13:14 58:2 104:16 104:20 presence 93:6 present 3:12,14,18 74:18 84:2 88:6 presentation 29:6 59:4 84:5 86:9 presented 104:9 pretty 15:20 16:3 26:24 27:7 32:6 37:6 96:23 previous 35:20 70:14 prior 4:2 priorities 82:1 prioritizing 81:24 priority 85:3 privacy 74:20 private 6:7	privilege 89:5 probably 22:9 27:10 33:5,23 35:18 40:10 44:21 51:13,22 52:8 65:18 77:19 95:2 problem 12:23 17:3 31:20 35:6 39:4 55:20 90:10 98:3,14,23 102:14 problematic 64:9 65:1 66:13 problems 63:23 66:7 78:13 proceedings 107:9 107:11 process 82:7 84:4 84:16 93:1 produced 67:24 professional 74:7 profit 26:6 78:19 78:21 proforma 45:8 project 6:24 12:4 17:14 35:21 36:2 57:10 58:14,22 84:1,7 88:6,18 90:21 92:9 94:14 104:3 projections 85:22 projects 48:6 61:2 96:4 promote 11:1,6 15:8 58:9 59:18 61:17,20 69:5 promoted 15:9,10 67:13 73:16 76:19 properly 23:21 properties 53:7 68:9	property 3:5 13:12,13 35:7 54:3 55:2 59:15 68:7 71:7,11 93:16 proposal 40:21 49:17 propose 98:18 102:9 proposed 27:14 30:16 52:20 66:5 74:15 75:14 88:20 91:7 98:20 proposing 9:3 proud 51:20 provide 5:22 11:22 31:5 61:23 89:11 91:1 92:1 98:1,6 provided 4:19 5:12 98:21 104:24 providing 58:14 89:24 provision 104:22 public 1:6 4:13,19 4:20,20,23 5:2 6:11,13,22 7:14 8:12 9:1 30:18,21 44:18 61:14 67:12 76:18 89:7 90:20 92:5 101:4 107:6 107:19 publicly 4:14 purely 81:22 purposely 87:4 purview 14:24 pushing 87:6 put 16:1 17:23,24 28:16 36:6 42:13 49:22 55:1,3 64:11 66:9 71:22	100:13 putting 54:22 q qualities 72:2 quality 67:22,23 question 29:9 42:10 45:2,4 50:23 54:2 56:19 63:6 76:5 80:24 82:7,20 84:10 99:1 103:23 questioning 52:10 questions 5:23 29:3,5,20 30:4 35:17 42:24 43:6 43:10 50:21 61:8 80:14,15,17,20,22 91:8 99:20,22 100:3,19,20 quickly 51:16 quite 41:17 58:24 64:21 66:19 r r 2:1 3:1 107:1,5 107:18 racks 54:13 radically 34:22 raised 41:19 57:1 93:5,11 raises 41:21 ramp 31:24 randolph 2:15 3:8 3:13 15:7 43:4,7 51:24 55:11 56:1 57:1,3 60:18 62:17,18 80:21 82:3,6 87:24 90:9 102:18 random 74:23
--	--	---	---

range 105:24 ratio 89:13,14 98:12 raytheon 74:4 reach 84:7 read 3:8 15:21 25:23 26:1 42:10 101:6 reading 80:18 reads 53:5 ready 26:17 27:16 42:4 46:15 80:20 real 32:19 33:16 63:16 91:8 95:24 96:18 realizing 35:24 really 10:18,21 15:15,21 16:24 18:11 19:14,17 20:7,14 21:10,24 22:1,22 23:4,5,10 23:16 24:11 25:24 26:3,15 27:3,4,11 28:3,4,8 29:1 32:8 32:23 33:1 34:16 36:21 37:9 38:17 40:5 41:7 42:15 48:15,18,19 51:15 52:18 53:4 59:18 67:22 68:1,10,18 70:7 71:12,16,21 71:21 72:1,16 73:23 74:21 76:15 80:23 84:12 86:6 87:13,18 88:8 89:10,16 91:5,11 92:22 94:9 96:5,9 102:13 103:24 105:7 realms 42:16	rear 53:7 94:21 95:1 reason 18:15 22:5 37:10 52:10 84:13 86:22 reasonable 44:9 reasons 16:6 42:6 46:2 rebut 56:10 rebuttal 8:11 recall 51:1 received 6:21 recognize 39:9 recognized 20:22 recommend 106:1 recommendations 36:10 reconsider 11:24 record 7:1,3 107:11 recorded 7:4 107:9 recording 5:10 recycling 104:23 redesign 104:19 redesigning 105:3 redraft 83:20 reduce 78:10,16 99:5,6 reducing 79:1 89:15 reduction 92:11 92:12 reference 54:20 74:11 93:23 referenced 78:18 referred 81:2 82:10 referring 52:7 refining 36:1	regard 57:1 regards 78:14 reinforce 20:9 relate 90:24 related 30:22 44:2 relations 62:7 relationship 68:4 relationships 22:16 47:22 59:24 relatively 54:17 relevant 99:12,13 relief 31:6 90:13 91:2 remains 49:11 remarks 5:21 remember 6:1 28:7,19 41:2,2 51:16 53:21,21 74:19 86:8 remembering 51:3 remind 58:22 72:4 reminds 64:10 remote 1:11 remotely 4:5,18 removed 101:23 renderings 86:12 rent 45:13 91:23 91:24 rentable 45:12 rental 35:1 45:8 rented 56:23 64:18 renting 64:20 repeat 26:16 repeating 66:10 93:4 repetitive 90:8 replace 71:6 replanning 44:3 replicate 36:24	replicated 92:20 replication 16:23 report 9:20,22 15:19 16:4,7,12 22:24 23:17 25:12 27:18 28:2,21 29:5 35:18 54:18 58:6 67:23 70:1 104:2,7,10 reporter 107:6 reports 35:20 42:10 request 49:24 50:6 50:9 88:14 requested 13:9 requests 85:3 required 4:22 requirement 4:12 71:3 requires 72:19 reside 71:19 resident 30:21 residential 21:17 34:11 44:11 46:3 46:6,11,21 52:3,4 52:12 53:7 62:21 71:6,13,14 88:22 92:10 93:8 94:14 94:16,20 95:1,4 residents 30:17 88:22 89:6 resides 102:3 resolve 87:17 respect 32:19 34:20 56:20 57:9 57:11 67:7 70:23 respective 14:9 respectively 53:9 respects 48:24 respond 3:16 9:8 14:2
---	---	---	--

responding 6:4 response 8:8 99:12 responsibly 33:6 rest 38:14 51:2 restaurant 85:6 105:12 restrict 34:9 restrictive 33:22 restricts 33:24 result 35:24 93:2 97:22 105:2 resulting 11:14 42:6 results 92:11 retail 13:21 33:15 45:5 52:6 59:14 93:6 105:8,24 reuse 86:19 review 7:8,8 8:4 8:11 16:15 70:1 70:11 104:3 reviewed 21:12 reviewer 9:19,24 56:12 78:15 82:24 reviewers 77:7 revised 42:11 revisit 12:11 59:1 ribbon 79:22 80:2 rid 51:7 88:13 ride 47:5 right 6:18 9:17 14:13 22:8 30:15 32:7 38:24 47:1,8 48:21 50:11,20 55:14,18 56:19 59:14,20 62:21 64:23 66:22 67:19 69:13 74:16,21 77:10 80:4,17,20 81:3,12 87:18 90:22 91:14	103:22 rings 97:21 robert 61:19,20 62:2 roll 6:10 roof 99:15 roofscape 28:9 rooftop 32:3,4 room 84:16,21 97:6,8 105:19 roughly 82:13 84:3 94:6 round 87:11 rules 5:17 run 85:14 russell 65:16 102:3	schneider 2:13 3:7 3:12 29:9,14,19,22 30:2 35:15 81:17 90:7 102:17 school 75:10,12 scoot 47:8 screen 5:8 6:17 15:11,14 80:4 sculptor's 38:17 se 25:16 seal 107:14 seated 3:6 second 85:18 section 6:16 37:3,9 37:21 39:18 51:22 sections 23:21 51:12 see 5:7 10:23 14:1 15:2,6 27:3 28:24 32:15,24 35:23 38:7,15,19 43:6 46:19 48:3,22 50:19 51:19 59:6 60:1 64:18 66:17 71:2 74:14,16 80:4,9 85:16 86:12 91:12 92:20 93:7 95:3 96:21 97:1,2,15 101:17 seeing 40:6 87:19 seen 17:3 27:16 28:23 35:19 40:6 87:10 96:1,2 send 80:1 senior 2:3 8:22 sense 16:8 18:23 23:11,24 39:24 46:2 59:12 63:10 91:1 sensitive 26:9 40:8 41:7 90:18	separate 69:19 september 1:16 7:12 9:18 serious 63:23,23 seriously 60:13 serve 79:4,5 served 44:18 82:21 92:5 service 96:6 services 14:10 session 4:4 set 21:24 34:14 37:13 57:20,21,24 57:24 59:16 60:23 66:2 94:23 95:8 100:16 102:6 107:13 setback 22:12,21 24:20 26:24 27:2 32:5,20 33:11,12 34:15,19,21 35:10 37:8 39:1 47:22 49:1 50:16 51:1,5 53:10,17 54:3,5 55:6 57:19,23 59:13 63:19 64:24 68:3 88:1,14 90:4 101:14 setbacks 24:8 30:23 31:11 32:18 34:6 38:23,23 39:1 50:10,23 53:4 66:5 70:6 73:9 86:4 87:24 90:12 97:13 sets 68:15 setting 19:21 35:11 50:1 60:21 95:15 sewn 16:6
	s		
	s 2:1 3:1 safe 101:15 safety 14:10 78:1 83:9 sarcastically 18:8 sauron 74:18 saw 25:8 47:15 48:5 saying 40:19 63:21 80:19 87:15 says 26:11 62:24 64:3 83:22 scale 19:13 38:13 scary 78:6 schedule 8:18 11:3 11:14,20 12:21 14:24 82:22 schedules 9:15 scheduling 8:14 11:24 12:24 schematic 59:20 scheme 81:2		

shadow 38:4 39:6 shadows 48:12 shape 47:24 92:21 94:19 share 5:8 15:11,14 43:20 47:6 sharing 69:19 sharpening 57:8 sheer 27:1 shop 79:4 88:20 short 43:12 show 39:19 50:9 51:12 76:2 shown 44:24 54:13 shows 54:11 side 21:20 27:6 39:23 40:3 46:5 47:11 48:16 53:21 54:8,19 55:4 72:6 95:21 101:21 sides 68:18 sidewalk 33:17 47:9 85:9,13 sign 62:24 signature 107:17 significant 32:5,24 94:24 97:5 significantly 12:4 95:23 similar 38:5 40:15 72:10 84:3 94:6 94:22 95:2,3 similarly 55:7 simple 41:13,17 simply 17:16 70:8 94:17 single 68:17 sit 33:19 site 18:6 20:23 28:23 30:14 31:15 31:17 32:7,17	38:2 43:17 45:23 46:13 47:17 50:9 54:21 68:22 69:22 72:5,9,14 86:8 88:3 91:5 92:4,21 93:3,20 97:3 105:21 sits 20:2 72:5 93:19 sitting 15:3 92:17 situation 18:24 24:24 35:13 75:3 76:14 situations 104:15 six 29:1 33:11 44:8 63:7 66:3 68:16 73:5 91:15,17 96:7,22 sixth 76:3 size 47:16 53:13 72:3,5 73:2 78:9 78:10,17 79:1 97:14 99:16 skeptical 26:13 sketch 51:13 skill 107:12 skin 49:23 50:2 slightly 94:7 slope 42:2 small 21:16 33:12 44:8 45:23 66:22 86:7,24 91:6 96:11,13 97:3 smaller 38:13 49:13,15 76:10 smallest 48:21 soft 29:13,15 solution 33:2 72:20 76:13 78:2 91:10	solutions 61:1 solve 19:23 61:6,7 68:22 78:12 98:23 somebody 45:12 70:4 somebody's 23:7 somewhat 8:2 33:3 soon 103:11 sore 89:21 sorry 8:23 53:21 76:7 103:24 sort 14:23 15:5 31:3,9 36:8 40:16 44:3 50:24 67:6 81:24 83:13,19 84:4,6 86:11 88:10 90:11,13 93:11,24 94:8,12 96:19 sound 20:19 51:7 sounds 77:23 78:1 south 28:12 southern 35:3 space 25:3 30:14 30:16,20 31:15 32:1,4,6,16 33:15 33:17 34:10 39:17 44:5 45:5,8,11,13 45:15,23 46:8 50:16 64:13,20 70:5 85:11,12 88:21 91:16 92:7 97:10 105:3,8 spaces 24:2 33:7 44:20,24 52:20 56:22 72:22 91:15 91:17 speak 6:2,13,23 11:2 12:18 26:22 56:12,16 58:3	62:13 79:8,10 speaker 5:20 73:15 76:19 speakers 4:1 69:19 101:18 speaking 4:3 6:2,6 103:1 spears 67:12,17,18 70:10,10 special 97:5 specific 7:24 20:8 30:4,22 36:14 specifically 37:7 58:4 61:8 74:8 77:7 78:7 spend 62:7 spent 70:17 spiked 46:22 spoke 70:14 83:22 spoken 47:20 square 49:12 50:4 105:9,19 ss 107:3 stability 24:11 stacked 81:5 staff 3:15 82:23 stage 8:2 stand 64:17 standard 37:1 standpoint 75:5 stands 19:13 64:21 start 8:16 10:12 15:24 20:5 26:22 27:16 30:3 31:14 34:11,13 38:20,21 39:10 79:23 80:5 81:19 82:3 85:5 87:14 98:11 started 27:5 74:3 starting 30:11 91:19
---	---	---	--

starts 76:3 85:6 state 4:7 6:5 stated 17:16 27:20 27:21 36:5 statement 16:9 18:19 19:11 20:16 25:14 28:20 39:10 statements 16:1 station 72:6,7 stay 17:22 stays 50:5 step 87:17 90:24 stepback 49:14 96:9 stepbacks 31:4 40:17 48:18 85:22 86:3 94:24 95:5 96:5 stepped 57:16 stepping 50:1 steps 57:18 stick 16:24 37:4 sticking 89:21 store 33:18 storefront 37:18 44:5 45:16 storefronts 59:16 stores 79:4 stories 47:23 48:8 48:18 66:3,4 68:16 73:5,9 96:17 storm 13:23 14:1 14:15 story 22:19 29:2 35:12 76:12 77:10 96:22 straight 20:24 strangers 74:23 strategies 24:14 40:23	street 1:7 2:6 3:5 17:6,9,19 19:5,21 20:14 21:2,2,4,12 21:18,24 22:3,20 23:7,12 24:23 25:3 26:2 27:2 28:16 32:8 33:3 33:10,13,18 34:11 35:9,11,14 36:23 37:1,3,5,6,8,9,21 37:23 38:24 39:17 39:18,23,24 40:2,4 40:9,12 41:20,23 42:12 44:12 47:14 48:10 49:1,5 50:16,18 51:11,12 51:22 52:5,6,21 53:6,8,18,22 54:10 55:13 62:3,19,20 62:22 63:1 65:6 65:10,13,16,22 66:21 67:19,19 68:3,8,9 69:21 70:15,18,22 71:5 71:20 72:7,12 73:7,22 76:23 85:15 86:16,23 87:7,7,20 90:24 94:13 95:7,9,9,16 101:10,13 102:3 streets 47:11 48:16 streetscape 21:6 23:14 25:22 27:5 32:15 51:5 89:23 strengthen 20:7 24:21 strengthening 21:5 strictly 25:18	striking 68:19 stringing 24:18 striped 52:20 strong 22:20 24:19 24:21 35:8 37:12 41:10 strongly 48:7 64:8 structural 24:10 structure 30:24 96:13,19,22 97:5 structures 31:11 struggle 36:8 students 75:17 studied 34:7 39:13 54:7 studies 85:17 study 17:20 18:4 42:11 82:16 92:14 studying 34:18,19 stuff 14:14 54:8 59:19 stuffed 54:19 subject 7:15 84:9 submit 101:5 submitted 13:17 58:23 104:4 subsequent 48:23 subsequently 21:19 substantively 78:9 substituting 77:21 subtle 41:5 successful 32:15 40:18 52:14 sufficient 97:8 suggested 45:14 76:9 89:20 suggestion 57:4 suggestions 26:4 88:8	suggests 93:14 suitable 30:20 73:13 summary 43:12 summer 74:24 super 15:11 superficial 38:9 39:5 60:2 superintendent 75:21,22 supply 63:11 support 50:7 71:16 supporting 5:11 96:22 supportive 16:4 37:24 sure 8:15 13:7 14:10 15:15 25:24 34:23 46:24 56:3 56:13 60:6 61:18 62:1 64:21 66:19 81:15 82:5,17 84:13,22 90:15 92:2,3 93:17 99:24 surface 18:1 48:13 surprise 97:17 surprised 35:23 63:20 surroundings 92:24 suspended 4:15 sustainability 100:9 swearing 75:18 system 57:1 75:12
t			
t 107:1,1 tainted 17:5			

take 5:7 10:5 12:12 20:15 22:22 33:17 39:7 57:4 59:6,23,24 60:13 60:13,15 83:10 taken 6:8,9 22:14 24:10 60:19 70:4 takes 44:9,19 89:4 talk 13:22 24:1 44:12 61:10 74:8 78:8 99:8 talked 47:5 75:3 talking 22:9 52:2 78:16 93:23 96:20 tall 27:1 28:7,22 35:11 68:14,24 74:10 75:8 97:4 taller 36:23 78:5 tallest 20:13 23:6 23:8 33:9 tallish 90:22 task 9:15 tatte 62:21 65:22 team 58:7 86:10 91:12 92:14 technology 51:15 teenie 16:10 television 7:6 tell 28:21 30:17 75:22 89:6 ten 37:13 tenants 46:23 88:18 tend 16:16 49:21 tension 21:9 term 33:2 terms 41:22 64:20 80:13 95:15 97:16 99:18 100:10 104:19 106:1	terrace 95:15,17 terrible 93:20 terribly 31:2 65:9 terrific 84:12 terrifying 70:20 test 18:10 testimony 7:17 61:14 texture 48:13 thank 8:21 11:7,8 12:17,19,20 29:4 35:15 42:22 43:10 52:24 56:2,7 58:13 60:18 61:11 62:12 67:8,10 69:3,18 71:18,19 71:20 73:10,13,14 73:20 76:14,16,17 79:9,12 84:12 87:22 90:6 94:5 100:14,21,24 101:1,2 102:4,5 103:13,14,18 106:7 thanks 50:20 58:10 81:14 106:4 thing 26:23 30:5 41:4 42:17 45:7 47:13,19 49:15 62:16 68:6 70:13 77:14 80:24 84:24 85:18 89:8 92:15 105:6 things 8:16 9:21 13:7 23:2,17 24:23 27:19 28:3 30:12 36:21 41:18 43:21,22 46:13,19 51:15 58:21 59:9 59:11 61:4 62:14 64:17 65:24 70:23	78:3 82:15 83:7,8 83:23 87:21 88:11 93:13 98:7,13 99:1 104:2,9 think 9:8,20 10:5 10:7,16,24 12:1,9 13:3 15:18,19,22 16:3,7,13,15,16,24 17:2,7,12 18:7,14 18:21,24 19:16,21 20:1,23 21:8 22:1 22:5,7,8,19,24 23:15,17,18,20 24:2,4,13,13,20,24 25:1,6,13,13 26:18 26:23 27:1,4,9,19 28:4,6,12 30:5,9 30:19 31:6,7,12,16 31:17,19 32:3,7,19 33:1,6,10,21,23 34:6,7,19,24 35:5 35:17 36:2,4 37:5 37:16,24 38:21 39:2,7,10,15 40:1 40:2,3,5,17,23 42:14,15,17 44:13 45:9,20,21,21 46:4 46:15,24 48:17 49:2,19 50:7,12,14 50:18 51:9,22 52:3,17,19 53:3 54:3,6,23 57:14 58:8,16,21 59:3,8 59:17,22 60:6,12 60:18 61:3 63:5 63:17 64:24 67:3 67:7,24 68:15,20 68:21,22,23 69:7 69:11 71:8 72:16 75:5 76:7,13 77:23 78:1 80:17	82:13 83:11,16 84:23,24 85:4,15 85:19 86:5,7,17,17 87:16 88:2,12 89:3,4,7,12,13,20 89:20 90:7,14,16 92:19,21,22,23 93:3,5,9,22 94:2,4 94:7,11 95:9,10,15 95:20 96:8,11,15 96:24 97:4 98:11 98:17 99:16,18 100:12 102:10,13 104:7,8 105:11 thinking 38:10,16 47:19 50:13 57:11 thinks 83:12 94:1 third 11:11,19 12:8 37:12 57:17 thirds 32:1 thorndike 47:12 57:21 58:1 62:3 66:21 thought 10:10 21:10 25:24 34:8 40:7 41:4 52:15 86:14 100:20 thoughtful 71:21 thoughts 30:22 70:9 80:14 86:16 three 14:2 22:19 35:12 39:11,13 48:15 73:9 76:12 77:10 90:5 96:17 thumb 89:21 tie 34:14 tight 34:4,4 time 9:3,8,11 11:19 15:1 29:16 31:24 43:12 56:22 58:24 59:1,2 62:7
--	---	--	---

71:22 73:11,21 75:5 76:15 83:18 100:22 104:10 times 7:21 15:22 24:15 25:18 84:14 tip 94:15 today 25:23 43:16 69:20 70:24 73:24 103:5 told 97:10 tolkien 74:12 ton 36:6 tonight 8:5 62:13 100:22 tonight's 7:1,7 8:1 tons 22:14 tools 37:1 top 40:17 48:18 49:14 74:15 86:4 90:5 topic 62:10 topics 7:23 totally 87:23 99:23 104:21 toters 105:20 touching 27:10 97:16,16 tough 26:24 27:4,4 28:17 32:7 tower 74:11 94:17 94:18,19 town 1:5 2:5 5:13 9:6 10:12,20 11:12,16 14:5,11 62:3,11 67:21 71:1 72:19 77:2 79:5,6 town's 5:2 track 95:14 tracked 14:23	tracking 13:8 14:3 tradeoff 78:8 92:6 tradition 97:17 traditionalist 97:18 traffic 8:5 12:11 41:22 42:10,11 65:18 71:4 72:24 75:4 transcribed 7:2 107:10 transcript 7:2 107:11 transformer 54:21 55:1,3 transmission 4:10 transportation 44:19 89:7 92:6 98:8,22 trash 13:18 14:15 104:20 105:3,4,19 106:2 treatment 55:9 tremendously 75:2 tried 15:22 59:23 59:23 85:17 trilogy 74:12 trouble 101:4 troubles 97:21 true 40:11 97:21 107:11 try 10:7 34:18 51:11 59:6 60:4 60:16,24 61:6,7 82:15 88:4 trying 19:14 25:10 45:22 83:14 tunnel 101:20 turn 46:5 61:21 67:14 69:14 73:17	79:18 80:7 turning 5:16 two 7:3 10:4,14,21 32:1 44:1 46:9 47:1 48:8 53:5 65:10 68:17 70:13 70:15,21,23 81:5 85:2 86:16 87:21 94:12 type 22:19 63:15 67:5 77:14 86:18 types 18:12 64:6 97:13 typically 18:5	unresolved 55:5 untenable 27:7 unusual 35:13 87:13 upcoming 82:8 updates 8:13 upper 91:1 urban 18:14 19:20 usable 32:1,4,16 use 13:20,21 21:24 30:18 34:12 37:8 40:9,11 45:11 46:6,11 52:6 86:20 89:7,10 105:18 useful 32:6 84:18 uses 13:21 18:20 27:13 33:13,14 44:1 88:22 105:15 105:24 usually 85:11 104:13 utility 55:3 utilized 92:8
		u	
		uber 47:8 89:10 ugly 92:19 ultimately 97:20 98:15 unattractive 92:22 underground 31:23 underscore 66:12 understand 13:20 14:18 28:5 72:17 84:13,17 88:24 99:21,24 100:5,17 105:17 understanding 37:10 60:21 74:1 81:3 82:9,13 undifferentiated 70:2 unfortunately 98:23 unit 35:2 46:9 49:11 71:6 units 26:8 63:7,9 67:2 89:15 92:10 unmute 79:22 80:1,4	
			v
			vacancy 56:22 vacuum 81:23 valid 77:17 values 32:11 variation 88:12 various 16:7 79:5 83:6 84:14 vault 54:23 vehicle 47:11 vehicular 42:12 veksler 69:5,10 73:20,21 ventilate 54:15 verndale 22:17 23:12 26:2 32:21 76:23 77:9

vertical 48:10 55:16,17 vertically 85:23 vetted 13:18 victor 2:17 3:21,22 3:22 6:19,20 15:8 61:12 69:4 79:12 102:4 video 5:1,6 61:22 67:14 69:15 73:18 79:19,23 80:5 view 38:17 views 51:14 93:1 virtual 12:3 15:4 virus 4:9 visible 28:10,11 99:16 visit 86:8 vitaly 73:16,16,21 volume 20:5,6 23:5 25:18,19 26:12,15 28:18 34:19 49:24 50:2 51:7 55:19 70:5 volumetric 38:22 volumetrically 54:6 vote 6:8,9,10	walker 101:15 walkers 46:17 walking 46:16,18 walkway 54:16,17 wall 27:1 85:7 95:21 want 7:9,14,22 10:2 11:10,18 12:21 13:24 14:11 14:14 15:21 18:19 18:19 27:23 31:16 36:22 40:1 42:16 43:13,20 44:17 45:12 47:7 55:21 56:9,18 58:3,13 60:6,15 61:6,14 62:15 66:11 67:1 67:2 71:18,20,24 72:4 74:22 76:6 77:14,18 78:7,17 79:24 80:1 91:24 92:15 93:16 94:17 95:3,8 98:8 99:3,3 99:4,19,20,22,24 100:7 103:10 106:7 wanted 10:24 56:19 57:10 64:11 68:6 72:15 75:7 102:11 wants 7:17 13:14 56:12 wares 33:19 washington 2:6 watch 80:8 watching 70:17 water 13:23 14:1 14:15 way 6:3 16:16,24 17:13 18:21,24 20:6,20 23:10	30:15 32:2 38:17 38:22 42:14 43:18 46:16 54:23 55:19 57:14 63:1,2,3 64:13 65:6,10,14 65:24 70:7,15 71:2,5 73:6 87:12 89:14,16 90:18,22 90:23,24 91:4,13 92:21 94:19 96:14 97:24 101:24 ways 16:14,19 21:13 24:15 46:17 48:1 67:3 70:21 84:20 90:16 95:10 95:24 we've 11:11 14:8 24:5 28:15 30:9 56:11 59:2,4,5,23 59:23 76:24 77:2 83:24 84:1 87:10 96:1,2 website 5:13 wednesday 1:16 week 7:12 8:5 9:19 9:24 10:1 12:22 77:16 102:7 weeks 7:3 10:6,8 10:15 102:14 weighed 14:6 welcome 7:10 went 75:9 93:1 west 22:11 54:1 we've 14:23 whatnot 11:17 whatsoever 66:8 whereof 107:13 william 67:12,12 67:18 willie 70:10	window 6:18 35:4 windows 17:24 34:21 57:21 86:13 96:2 winds 96:5 wish 6:6,13 witness 107:13 wondered 52:14 wonderful 32:23 77:11 78:2 wondering 42:3 wood 21:17 worcester 19:22 word 89:4 words 56:14 75:13 94:11 work 18:12,17 19:24 20:6 22:21 23:13 26:12 27:3 27:13 28:18,21,23 37:11 41:8 45:8 46:7,10 51:4,10 55:13 59:7 60:4 63:5 83:5 87:19 100:23 workable 42:6 worked 28:15 30:9 35:21,22 43:2 67:21 working 10:4 13:1 13:3 22:18 24:3 39:7 41:3 42:24 43:3 48:19 58:15 62:8 74:3 82:10 84:16 works 18:11 23:6 41:13 46:18 54:5 worldwide 74:6 worst 75:13 worth 93:4,9
w			
wait 6:4 14:20 waited 10:19 waiting 20:11,20 walid 71:11 walid's 71:7 walk 32:9,12 43:17 46:13 47:17 49:4 63:2 65:22 walkable 92:5 walked 46:14 101:13			

write 9:19 written 11:22 wrong 19:18 22:8 23:9 39:8 49:8 51:4 wrote 43:18
y
yard 31:10 41:3 53:20 yards 74:16,24 yassir 71:9,10 yassir's 71:11 yeah 13:2 30:2 44:15,15 45:20 52:9,16,23 53:2,11 55:10,10 56:13 79:17 89:1 year 70:3 75:13 years 30:8 70:17 77:17 yielded 6:5
z
zba 4:3,4,24 10:1 60:15 84:21 zero 57:19 64:18 64:19 92:3 105:9 105:10 zone 52:22 zoning 12:2 79:8 zoom 1:11 5:1 69:8 80:3